

Report On Audit

**HOUSING AUTHORITY OF THE
COUNTY OF MORRIS**

**For the Year Ended
December 31, 2011**

Housing Authority of the County of Morris
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the County of Morris
99 Ketch Road
Morristown, New Jersey 07960

We have audited the Statement of Net Assets of Housing Authority of the County of Morris, hereafter referred to as the Authority, for the year ended December 31, 2011 and 2010, and the related statement of revenue, expenses and changes in net assets and cash flows for the years then ended. These financial statements are the responsibility of the Housing Authority of the County of Morris management. Our responsibility is to express an opinion on these financial statements based on our audit

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards required that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes the examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respect, the financial position of the Housing Authority of the County of Morris, as of December 31, 2011, and 2010 and the changes in financial position and, cash flows for the periods then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 10, 2012, on our consideration of the Housing Authority of the County of Morris internal control over financial reporting and our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages 3 through 15 and page 48 thru 49 be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards accepted in the United States of America, which consisted of inquiries of management about the method of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The accompanying Schedule of Federal Awards is presented for the purpose of additional analysis as required by the Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and is also not a required part of the financial statements. Lastly, the supplemental information on the accompanying Financial Data Schedule is presented for the purpose of additional analysis and is not a required part of the financial statements. The Schedule of Federal Awards and the Financial Data Schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Hymanson, Parnes & Giampaolo

Date: May 10, 2012

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

As Management of the Housing Authority of the County of Morris (the Authority), present the following discussion and analysis which is supplementary information required by the Governmental Accounting Standards Board (GASB), and is intended to provide an easily readable explanation of the information provided in the attached financial statements. Management Discussion and Analysis is designed to focus on the current year activities, resulting changes, and current known facts. It is by necessity highly summarized, and in order to gain a thorough understanding of the Authority's financial position, the financial statements and footnotes should be viewed in their entirety beginning on page 16 of this report. New standards issued by GASB have significantly changed the format of the financial statements. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements as presented elsewhere in this report.

FINANCIAL HIGHLIGHTS

Assets of the Authority's enterprise fund were \$24,200,890 greater than the liabilities, a decrease in the financial position of \$607,982 or a 2% percent decrease.

As noted above, the assets of the Authority exceeded its liabilities by \$24,200,890 as of December 31, 2011. Of this amount, the unrestricted net asset portion is \$2,790,407 representing a decrease of \$341,049 or 11% percent from the previous year. The investment in fixed assets increased \$92,029 or less than 1% percent for an ending balance of \$20,209,379. The restricted net assets decreased \$358,962 from the previous year. Additional information on the Authority's restricted and unrestricted net assets can be found in Note 24 and 25 to the financial statements, which is included in this report.

The Authority's unrestricted cash, and cash equivalent at December 31, 2011 is \$4,032,443 representing a decrease of \$1,363,164 or 25% percent from the prior calendar year. The Authority's unrestricted cash and cash equivalent decreased mainly due to the purchase of investments in the amount of \$1,200,444. The full detail of this amount can be found in the Statement of Cash Flow on page 18 of this report.

The Authority's total assets are \$29,717,443 of which capital assets net book value is \$24,192,448, other noncurrent assets are \$199,338, leaving total current assets at \$5,325,657. Total current assets decreased from the previous year by \$163,732 or 3% percent. Cash and cash equivalents decreased by \$1,363,164, accounts receivables decreased by \$1,012, investments increased by \$1,200,444, and prepaid expenses remain unchanged. Total other noncurrent assets decreased \$11,294 and consist of grants receivable – noncurrent in the amount of \$10,000 and the unamortized portion of the bond cost in the amount of \$1,294.

The Authority's total liabilities are reported at \$5,516,553, of which noncurrent liabilities are stated at \$4,144,714. Total liabilities increased during the year as compared to the prior year in the amount of \$442,521 or 9% percent. Total current liabilities increased during the year by \$513,540, leaving noncurrent liabilities for a decrease of \$71,019 as compared to the previous year.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

FINANCIAL HIGHLIGHTS - CONTINUED

Total current liabilities increased from the previous year by \$513,540 or 60% percent. Accounts payables increased by \$546,565, accrued liabilities decreased by \$283, tenant security deposit payable increased by \$2,262, deferred revenue increased by \$158, mortgage payable current portion increased \$6,634, and other current liabilities decreased by \$41,796.

Total noncurrent liabilities decreased by \$71,019 or 2% percent. The decrease was made up of three accounts, accrued compensated absences – long term with no offsetting assets, increased \$1,752 or 1% percent from the prior year for an ending balance of \$149,844, other noncurrent liabilities increased \$16,327 or 19% percent from the prior year, and loans and mortgage payable – noncurrent decreased \$89,098 or 2% percent for an ending balance of \$3,893,970.

The Authority had total operating revenue of \$10,567,299 as compared to \$10,658,600 from the prior year for a decrease of \$91,301 or 1% percent. Total operating expenses of \$11,885,158 as compared to \$10,985,441 from the previous year for an increase of \$899,717 or 8% percent, resulting in excess expenses from operations in the amount of \$1,317,859 for the current year as compared to excess expenses from operations in the amount of \$326,841 from the previous year for an increase in expenses of \$991,018 or 303% percent.

Total capital improvements contributions from HUD were in the amount of \$692,675 as compared to \$598,199 from the previous year for an increase of \$94,476 or 16% percent. Total extraordinary maintenance expense decreased \$41,825 or 100% percent from the previous year for a total amount of \$-0- for 2011.

The Authority's had capital outlays in the amount of \$1,009,194 for the calendar year. These expenditures were funded by grants received from the U.S. Department of Housing and Urban Development in the amount of \$692,675 and the excess was funded by Management's reserves. A full detail of capital outlays can be found in the Notes to the Financial Statements section Note – 10 Fixed Assets.

The Authority's Expenditures of Federal Awards amounted to \$8,402,565 for the calendar year 2011 as compared to \$8,345,783 for the previous calendar year 2010 for an increase of \$56,782 or 1% percent.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

USING THIS ANNUAL REPORT

The Housing Authority's annual report consists of financial statements that show combined information about the Housing Authority's most significant programs:

1. Low Rent Public Housing
2. Housing Choice Vouchers
3. Public Housing Capital Fund Program
4. Formula Capital Fund Stimulus Grant
5. Rural Development (RD) Programs
6. State - Congregate Housing Services Program

The Housing Authority's auditors provided assurance in their independent auditors' report with which this MD&A is included, that the basic financial statements are fairly stated. The auditors provide varying degrees of assurance regarding the other information included in this report. A user of this report should read the independent auditors' report carefully to determine the level of assurance provided for each of the other parts of this report.

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION

There are two major parts to the financial statements:

- 1) Enterprise fund financial statements and
- 2) The notes to the financial statements.

This report also contains other supplementary information in addition to the financial statements. The Authority's financial statements and notes to financial statements included in this Report were prepared in accordance with generally accepted accounting principles (GAAP) applicable to governmental entities in the United States of America for the Enterprise Fund types.

The Statement of Net Assets and the Statement of Revenue, Expenses and Changes in Net Assets are two financial statements that report information about the Authority and its activities. The Statement of Cash Flow help to demonstrate how the Authority's cash position changed due to the current year's operating activities. Theses financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The Statement of Net Assets presents information on all the Authority's assets and liabilities, with the difference between the two reported as net assets. Increases or decreases in net assets will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

OVERVIEW OF THE FINANCIAL STATEMENT PRESENTATION- CONTINUED

The Statement of Revenue, Expenses and Changes in Net Assets present information showing how the Authority's net assets changed during the most recent calendar year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future calendar periods (e.g.; depreciation and earned but unused vacation leave).

The Notes to Financial Statements provide additional information that is essential to a full understanding of the financial statements and are an integral part of the statements. The Notes to Financial Statements can be found in this Report beginning on page 19 through 46.

The Authority activities are primarily supported by HUD subsidies and grants. The Authority's function is to provide decent, safe, and sanitary housing to low income and special needs populations. The financial statements can be found on pages 16 through 18.

The Schedule of Expenditures of Federal Awards is presented for purpose of additional analysis as required by U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments and Non-profit Organizations. The schedule of Expenditures of Federal Awards can be found on page 47 of this report.

Budgetary Comparison under GASB No. 34, budgetary comparison information is required to be presented for the Low Rent Housing Program and the Housing Choice Voucher Program which the Board of Commissions has legally adopted the budget during the year. The budgetary comparison schedules have been provided for these programs to demonstrate compliance with the budgets. The comparison of actual results to the Authority's for the Low Income Public Housing Program found on page 48 the Section Eight Housing Choice Voucher Program on page 49.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE)

The following summarizes the computation of Net Assets between December 31, 2011 and December 31, 2010.

	<u>Year Ended</u>		<u>Increase</u>
	<u>December-11</u>	<u>December-10</u>	<u>(Decrease)</u>
Cash	\$ 4,032,443	\$ 5,395,607	\$ (1,363,164)
Investments	1,200,444	-	1,200,444
Other Current Assets	92,770	93,782	(1,012)
Other Assets	199,338	210,632	(11,294)
Capital Assets - Net	24,192,448	24,182,883	9,565
Total Assets	29,717,443	29,882,904	(165,461)
Less: Current Liabilities	(1,371,839)	(858,299)	(513,540)
Less: Non Current Liabilities	(4,144,714)	(4,215,733)	71,019
Net Assets	<u>\$ 24,200,890</u>	<u>\$ 24,808,872</u>	<u>\$ (607,982)</u>
Invested in Capital Assets	\$ 20,209,379	\$ 20,117,350	\$ 92,029
Restricted Net Assets	1,201,104	1,560,066	(358,962)
Unrestricted Net Assets	2,790,407	3,131,456	(341,049)
	<u>\$ 24,200,890</u>	<u>\$ 24,808,872</u>	<u>\$ (607,982)</u>

Cash decreased by \$1,363,164 or 25% percent. Net cash provided by operating activities was \$203,753, net cash used by related financing activities was \$383,675, and net cash used by investing activities was \$1,183,242. The full detail of this amount can be found in the Statement of Cash Flow on page 18 of this audit report.

Account receivable decreased \$1,012 and prepaid expenses remained unchanged compared to the previous year. During 2011 cash was invested in a money market account in the amount of \$1,200,000 with an ending balance including interest of \$1,200,444 as of December 31, 2011.

Capital assets reported an increase in the net book value of the capital assets in the amount of \$9,565 or less than 1% percent. The major factor that contributed for the increase was the recording of depreciation expense in the amount of \$999,629 offset by capital outlays in the amount of \$1,009,194. A full detail of capital outlays can be found in the Notes to the Financial Statements section Note – 10 Fixed Assets.

The Authority reported a decrease in other assets in the amount of \$11,294. The amount consists of two accounts, the future HUD funding on the capital grant program in the amount of \$178,649, and the amortization of the underwrites cost for the financing of the capital leveraging program. A full detail of these accounts can be found in the Notes to the Financial Statements section Note – 11 & 12.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

Total current liabilities increased from the previous year by \$513,540 or 60% percent. Accounts payables increased by \$546,565, accrued liabilities decreased by \$283, tenant security deposit payable increased by \$2,262, deferred revenue increased by \$158, mortgage payable current portion increased \$6,634, and other current liabilities decreased by \$41,796.

Total noncurrent liabilities decreased by \$71,019 or 2% percent. The decrease was made up of three accounts, accrued compensated absences – long term with no offsetting assets, increased \$1,752 or 1% percent from the prior year for an ending balance of \$149,844, other noncurrent liabilities increased \$16,327 or 19% percent from the prior year, and loans and mortgage payable – noncurrent decreased \$89,098 or 2% percent for an ending balance of \$3,893,970.

The Authority's reported net assets of \$24,200,890 which is made up of three categories. The investment in capital assets represents 83% percent of the total account balance. The investment in capital assets (e.g., land, buildings, vehicles, equipment, and construction in process); less any related debt used to acquire those assets that are still outstanding. The Authority uses these capital assets to provide housing services to the tenants; consequently, these assets are not available for future spending.

By far the second largest portion of the Authority's net assets, 12% percent, reflects its Unrestricted Net Assets in the amount of \$2,790,407 and Restricted Net Assets, 5% percent, in the amount of \$1,201,104. The Housing Authority of the County of Morris operating results for December 31, 2011 reported a decrease in Unrestricted Net Assets of \$341,049 or 11% percent for an ending balance of \$2,790,407. The Authority reported restricted net assets in the amount of \$1,201,104, for a decrease of \$358,962 from the prior year. A full detail of these accounts can be found in the Notes to the Financial Statements section Note 24 and 25.

At the end of the current year, the Authority is able to report positive balances in the three categories of net assets. The same situation held true for the prior year.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The following summarizes the changes in Net Assets between December 31, 2011 and December 31, 2010.

	<u>Year Ended</u>		<u>Increase</u>
	<u>December-11</u>	<u>December-10</u>	<u>(Decrease)</u>
<u>Revenues</u>			
Tenant Revenues	\$ 1,891,858	\$ 1,938,044	\$ (46,186)
HUD Subsidies	7,709,890	7,747,584	(37,694)
Other Revenues	965,551	972,972	(7,421)
Total Operating Income	10,567,299	10,658,600	(91,301)
<u>Expenses</u>			
Operating Expenses	10,884,234	9,931,382	952,852
Depreciation Expense	1,000,924	1,054,059	(53,135)
Total Operating Expenses	11,885,158	10,985,441	899,717
Operating Income before Non Operating Income	(1,317,859)	(326,841)	(991,018)
Interest Income	17,202	26,082	(8,880)
Extraordinary Maintenance	-	(41,825)	41,825
HUD Capital Grants	692,675	598,199	94,476
Change in Net Assets	(607,982)	255,615	(863,597)
Net Assets Prior Year	24,808,872	24,588,152	220,720
Prior Period Adjustments	-	(34,895)	34,895
Total Net Assets	\$ 24,200,890	\$ 24,808,872	\$ (607,982)

Approximately 73% percent of the Authority's total revenue was provided by HUD operating subsidy, while 18% percent resulted from tenant revenue. Charges for various services provided 9% percent of the total income. The Housing Authority of the County of Morris received capital fund improvement grant money during the year in the amount of \$692,675 as compared to \$598,199 for the previous year.

The Authority operating expenses cover a range of expenses. The largest expense was for Housing Assistance Payments representing 51% percent of total operating expenses. Administrative expenses accounted for 13% percent, tenant services accounted for 1% percent, utilities expense accounted for 6% percent, maintenance expense accounted for 9% percent, other operating expenses accounted for 11% percent, and depreciation accounted for the remaining 9% percent of the total operating expenses.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

FINANCIAL ANALYSIS OF THE AUTHORITY (ENTITY WIDE) - CONTINUED

The Authority operating revenue did not exceed its operating expenses resulting in excess expenses from operations in the amount of \$1,317,859 from operations as compared to excess expense from operations of \$326,841 for the previous year. The key element for the increase of expenses over revenue in the amount of \$991,018 as compared to the prior year is as follow:

- The Authority experienced a reduction on Operating Grants in the amount of \$37,694 and other governmental grants \$37,860. Total rental revenues also decreased \$46,186.
- The Authority experienced an increase in other operating expenses in the amount of \$667,850 due to the transfer of Housing Choice Voucher reserves to another entity.
- The Authority reported an increase in HAP payments in the amount of \$239,304 from the previous year.

The Authority's Unrestricted Net Assets decreased during the calendar year \$341,049 or 11% percent.

BUDGETARY HIGHLIGHTS

For the year ended December 31, 2011, individual program or grant budgets were prepared by the Authority and adopted by the Board of Commissioners. The budgets were primarily used as a management tool and have no legal stature. The budgets were prepared in accordance with the accounting procedures prescribed by the applicable funding agency.

The budget for the Low Rent Public Housing was adopted on the basis of accounting practices prescribed by the U.S. Department of Housing and Urban Development (HUD), which differ in some respects from generally accepted accounting principles. The full detail can be found in the Budget comparison to actual results for the Low Rent Public Housing Program on page 48 of this report.

The budget for the Housing Choice Voucher Program was adopted on the basis of accounting practices prescribed by the U.S. Department of Housing and Urban Development (HUD), which differ in some respects from generally accepted accounting principles. The Housing Choice Voucher program Housing Assistance Payments (HAP) funds were approved by the U.S. Department of Housing and Urban Development (HUD) on a basis consistent with the grant application covering HAP programs. The full detail can be found in the Budget comparison to actual results for the Housing Choice Voucher Program on page 49 of this report.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

The following are financial highlights of significant items for a four year period of time ending on December 31, 2011.

	December-11	December-10	December-09	December-08
Significant Income				
Total Tenant Revenue	\$ 1,891,858	\$ 1,938,044	\$ 1,963,437	\$ 1,959,914
HUD Operating Grants	7,709,890	7,747,584	7,386,763	6,318,922
HUD Capital Grants	692,675	598,199	302,719	1,027,265
Investment Income	17,202	26,082	50,730	75,185
Other Income	965,551	972,972	880,146	464,449
Total	<u>\$ 11,277,176</u>	<u>\$ 11,282,881</u>	<u>\$ 10,583,795</u>	<u>\$ 9,845,735</u>
Payroll Expense				
Administrative Salaries	\$ 943,992	\$ 1,010,773	\$ 1,016,987	\$ 873,320
Tenant Services Salaries	82,783	63,752	170,766	172,246
Utilities Labor	76,620	87,472	67,393	27,099
Maintenance Labor	295,110	328,920	119,107	222,824
Employee Benefits Expense	454,823	431,089	443,437	475,286
Total Payroll Expense	<u>\$ 1,853,328</u>	<u>\$ 1,922,006</u>	<u>\$ 1,817,690</u>	<u>\$ 1,770,775</u>
Other Significant Expenses				
Other Administrative Expenses	\$ 326,376	\$ 322,664	\$ 296,817	\$ 375,368
Utilities Expense	617,036	673,853	731,663	182,650
Maintenance Materials Cost	65,921	77,385	81,346	76,048
Maintenance Contract Cost	669,799	492,899	557,661	557,555
Insurance Premiums	166,688	165,056	171,004	172,398
Housing Assistance Payments	6,043,119	5,803,815	5,531,034	4,959,316
Total	<u>\$ 7,888,939</u>	<u>\$ 7,535,672</u>	<u>\$ 7,369,525</u>	<u>\$ 6,323,335</u>
Total Operating Expenses	<u>\$ 11,885,158</u>	<u>\$ 10,985,441</u>	<u>\$ 10,620,611</u>	<u>\$ 10,164,660</u>
Total of Federal Awards	<u>\$ 8,402,565</u>	<u>\$ 8,345,783</u>	<u>\$ 7,689,482</u>	<u>\$ 7,346,187</u>

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

THE AUTHORITY AS A WHOLE

The Authority's revenues consist primarily of rents and subsidies and grants received from HUD. The Authority receives subsidies each month based on a pre-approved amount by HUD. Grants are drawn down based on need against a pre-authorized funding level. The Authority's operating revenues were sufficient to cover all operating expenses.

The Authority's Unrestricted Net Assets appear sufficient to cover any foreseeable shortfall rising from a possible economic turndown and reduced subsidies and grants.

By far, the largest portion of the Authority's net assets reflects its investment in capital assets (e.g., land, buildings, equipment, and construction in progress). The Authority uses these capital assets to provide housing services to its tenants. Consequently, these assets are reported as "Investment in Capital Assets" and are not available for future spending. The unrestricted net assets of the Authority are available for future use to provide program services.

THE HOUSING AUTHORITY OF THE COUNTY OF MORRIS PROGRAMS

Public Housing Program

Under the Public Housing Program, the Authority rents units that it owns to low-income households. This program is operated under an Annual Contributions Contract (ACC) with HUD. HUD's rent subsidy program provides housing assistance to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amounts: (a) 30% percent of the family's adjusted monthly income, (b) 10% percent of the family's monthly income, or (c) the Housing Authority of the County of Morris flat rent amount.

Housing Choice Voucher Program and the N/C – S/R Section 8 Program

Under the Housing Choice Voucher Program and the N/C – S/R Section 8 program, the Authority administers contracts with independent landlords to provide housing to Section 8 tenants. The Authority subsidizes the tenant's rent through Housing Assistance Payment made to the landlord. This program is also administered under an Annual Contributions Contract (ACC) with HUD. HUD provides annual contributions funding to enable the Authority to structure a lease that sets the participants' rent at approximately 30% percent of household income subject to certain restrictions.

Capital Fund Program

The public Housing Capital Fund was established under the Quality Housing & Work Responsibility Act of 1998 (QHWRA). This fund is used for repairs, major replacements, upgrading and other non-routine maintenance work that needs to be done on the Authority's apartments and homes to keep them clean, safe and in good condition.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

THE HOUSING AUTHORITY OF THE COUNTY OF MORRIS PROGRAMS - CONTINUED
Formula Capital Fund Stimulus Grant Program

Formula Capital Fund Stimulus Grant Program to provide funds for the capital and management activities of Public Housing Agencies as authorized under section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) (the "Act"), with the exception that funds cannot be used for operations or rental assistance. The funds shall be awarded by competition for priority investments, including investments that leverage private sector funding or financing for renovations and energy conservation.

Rural Development (RD) Programs

The RD programs consist of two projects. The Morris Mews project has 101 rental units which receives HAP Subsidy from HUD. The other project is known as Congregate Housing Program which receives Rental Subsidy. HUD and RD provides annual funding to enable the Authority to structure a lease that sets the participants' rent at approximately 30% percent of household income subject to certain restrictions.

State - Congregate Housing Services Program

The Congregate Housing Services Program offers grants to States, to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing. This program prevents premature and unnecessary institutionalization of frail elderly, non-elderly disabled, and temporarily disabled persons. It provides a variety of innovative approaches for the delivery of meals and non-medical supportive services while making use of existing service programs, fills gaps in existing service systems, and ensures availability of funding for meals and other programs necessary for independent living. Assistance is in the form of grants to provide at least one hot meal per day in a group setting, 7 days per week, plus other supportive services necessary for independent living.

CDBG Program

CDBG Program award grants for development units of local Housing Authorities to carry out development activities for the community.

NEW INITIATIVES

The current administration of the Authority is determined to improve the financial results of the Authority's operations. Additionally, it is the Authority's goal to provide better communication with the community, commissioners, and tenants. Also, it is important to preserve the Authority assets by enhanced procurement activities and performing major capital projects where needed.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

CAPITAL ASSETS AND DEBT ADMINISTRATION

1 – Capital Assets

The Authority's investment in capital assets as of December 31, 2011 was \$24,192,448 (net of accumulated depreciation). This investment in capital assets includes land, buildings, vehicles, equipment, and construction in progress. The net increase during the year in the Authority's investment in capital assets less depreciation expense for the current calendar year was \$9,565 or less than 1% percent. Major capital expenditures of \$1,009,194 were made during the year. Major capital assets events during the calendar year included the following:

- Kitchen Renovations
- Ranges
- Office Desks and Chairs
- Ford E-250 Van

	December-11	December-10	Change
Land	\$ 1,735,369	\$ 1,735,369	\$ -
Building	36,155,640	35,892,843	262,797
Furniture, Equipment - Dwelling	695,111	689,137	5,974
Furniture, Equipment - Administration	553,164	505,836	47,328
Construction in Process	1,891,351	1,198,256	693,095
Total Fixed Assets	41,030,635	40,021,441	1,009,194
Accumulated Depreciation	(16,838,187)	(15,838,558)	(999,629)
Net Book Value	\$ 24,192,448	\$ 24,182,883	\$ 9,565

Additional information on the Authority's capital assets can be found in Note 10 to the financial statements, which is included in this report.

2 – Long Term Debt

Long Term Debt

a. The Authority has participated in the New Jersey pooled leveraging program. Restricted Cash relating to the bonded debt stood at \$-0- at the end of the fiscal year, with Capital Project Bond payable of \$200,000 in outstanding debt. A full disclosure of loans payable at December 31, 2011 can be found in Note-21.

b. RD provided mortgages of \$3,716,803 and \$701,974 for the Morris Mews and Congregate Housing Program respectively. The Morris Mews mortgage is for 50 years at 9% percent interest and monthly payments of \$29,308. The balance outstanding at December 31, 2011 was \$3,163,838. The Congregate Housing Program is for 40 years at 7.25% percent which is subsidized by Rural Development. The monthly payments are \$1,778 and the balance outstanding at December 31, 2011 was \$619,231.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MANAGEMENT'S DISCUSSION AND ANALYSIS
AT DECEMBER 31, 2011**

Additional information on the Authority's long term debt can be found in Note 20 to the financial statements, which is included in this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Housing Authority of the County of Morris is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by Federal budget than by local economic conditions. The need for Congress to fund the war on terrorism and other impending military activities, and the impact these activities may have on federal funds available for HUD subsidies and grants.

The capital budgets for the 2011 fiscal year have already been submitted to HUD for approval and no major changes are expected. The Capital fund programs are multiple year budgets and have remained relatively stable. Capital Funds are used for the modernization of public housing property including administrative fees involved in the modernization.

The following factors were considered in preparing the Authority's budget for the calendar year ending December 31, 2012.

- State of New Jersey economy including the impact on tenant income. Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income. Tenant rental payments are based on tenant income.
- The need for Congress to fund the war on terrorism and other impending military activities, and the impact these activities may have on federal funds available for HUD subsidies and grants.
- HUD's forthcoming project based budgeting, accounting, and reporting requirements.
- Inflationary pressure on utility rates, supplies and other cost.
- The Authority's Unrestricted Net Assets appear sufficient to cover any foreseeable shortfall rising from a possible economic turndown and reduced subsidies and grants.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Roberta L. Strater, Executive Director, Housing Authority of the County of Morris, 99 Ketch Road, Morristown, N.J. 07960, or call (973)540-0389.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
STATEMENT OF NET ASSETS
AS OF DECEMBER 31, 2011 AND 2010

	DECEMBER 31,	
	2011	2010
Assets		
Current Assets:		
Cash and Cash Equivalents	\$ 4,032,443	\$ 5,395,607
Accounts Receivables, Net of Allowances	78,363	79,375
Investments	1,200,444	-
Prepaid Expenses	14,407	14,407
Total Current Assets	<u>5,325,657</u>	<u>5,489,389</u>
Noncurrent Assets		
Capital Assets		
Land	1,735,369	1,735,369
Building	36,155,640	35,892,843
Furniture, Equipment - Dwelling	695,111	689,137
Furniture, Equipment - Administration	553,164	505,836
Construction in Process	1,891,351	1,198,256
Total Capital Assets	41,030,635	40,021,441
Less: Accumulated Depreciation	(16,838,187)	(15,838,558)
Net Book Value	<u>24,192,448</u>	<u>24,182,883</u>
Other Assets		
Grants Receivable - Non Current	178,649	188,649
Other Assets	20,689	21,983
Total Other Assets	<u>199,338</u>	<u>210,632</u>
 Total Noncurrent Assets	 <u>24,391,786</u>	 <u>24,393,515</u>
 Total Assets	 <u>\$ 29,717,443</u>	 <u>\$ 29,882,904</u>
Current Liabilities:		
Accounts Payable	\$ 1,056,676	\$ 510,111
Accrued Liabilities	44,173	44,456
Tenant Security Deposit Payable	176,409	174,147
Deferred Revenue	1,970	1,812
Loan and Mortgage Payable - Current Portion	89,099	82,465
Other Current Liabilities	3,512	45,308
Total Current Liabilities	<u>1,371,839</u>	<u>858,299</u>
Noncurrent Liabilities		
Loan and Mortgage Payable - Long Term	3,893,970	3,983,068
Noncurrent Liabilities	100,900	84,573
Accrued Compensated Absences - Long-Term	149,844	148,092
Total Noncurrent Liabilities	<u>4,144,714</u>	<u>4,215,733</u>
 Total Liabilities	 <u>5,516,553</u>	 <u>5,074,032</u>
Net Assets:		
Investment in Capital Assets, Net of Related Debt	20,209,379	20,117,350
Restricted Net Assets	1,201,104	1,560,066
Unrestricted Net Assets	<u>2,790,407</u>	<u>3,131,456</u>
 Total Net Assets	 <u>24,200,890</u>	 <u>24,808,872</u>
 Total of Liabilities and Net Assets	 <u>\$ 29,717,443</u>	 <u>\$ 29,882,904</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN NET ASSETS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2011 AND 2010

	DECEMBER 31,	
	2011	2010
Revenue:		
Tenant Rental Revenue	\$ 1,891,858	\$ 1,938,044
HUD PHA Operating Grants	7,709,890	7,747,584
Other Governmental Grants	44,923	82,783
Fraud Recovery	29,462	35,154
Other Revenue	891,166	855,035
Total Revenue	<u>10,567,299</u>	<u>10,658,600</u>
Operating Expenses:		
Administrative Expense	1,598,684	1,645,892
Tenant Services	139,385	106,669
Utilities Expense	693,656	761,325
Maintenance Expense	1,127,924	1,000,065
Other Operating Expenses	1,281,466	613,616
Housing Assistance Payments	6,043,119	5,803,815
Depreciations Expense	1,000,924	1,054,059
Total Operating Expenses	<u>11,885,158</u>	<u>10,985,441</u>
Excess Expenses Over Revenue From Operations	<u>(1,317,859)</u>	<u>(326,841)</u>
Non Operating Income and (Expenses):		
Investment Income	17,202	26,082
Extraordinary Maintenance Expense	-	(41,825)
Total Non Operating Income and (Expenses)	<u>17,202</u>	<u>(15,743)</u>
Capital Grants	<u>692,675</u>	<u>598,199</u>
Change in Net Assets	<u>(607,982)</u>	<u>255,615</u>
Beginning Net Assets	24,808,872	24,588,152
Prior Period Adjustments	-	(34,895)
Beginning Net Assets - Restated	<u>24,808,872</u>	<u>24,553,257</u>
Ending Net Assets	<u><u>\$ 24,200,890</u></u>	<u><u>\$ 24,808,872</u></u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
STATEMENT OF CASH FLOW
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2011 AND 2010

	DECEMBER 31,	
	2011	2010
Cash Flow From Operating Activities		
Receipts from Tenants	\$ 1,890,023	\$ 1,938,044
Receipts from Federal Grants	7,691,813	7,747,584
Receipts from Other Grants	44,923	82,783
Receipts from Misc. Sources	920,628	890,189
Payments to Vendors and Suppliers	(1,830,151)	(2,065,020)
Payments for Housing Assistance Payments	(6,043,119)	(5,803,815)
Payments to Employees	(1,398,505)	(1,490,917)
Payment of Employee Benefits	(454,823)	(431,089)
Payments for Utilities	(617,036)	(673,853)
Net Cash Provided by Operating Activities	<u>203,753</u>	<u>193,906</u>
Cash Flow From Capital and Related Financing Activities		
Receipts from Capital Grants	692,675	598,199
Principal Paid on Debt	(82,464)	(75,826)
Acquisitions and Construction of Capital Assets	(1,009,194)	(636,280)
Extraordinary Expense	-	(41,825)
Prior Period Adjustment - Net Cash	-	(34,895)
Increase (Decrease) in Grant Receivable	10,000	10,000
Change in Other Assets Non Current	1,294	1,293
Receipt from Tenant Security Deposit	2,262	1,819
Increase (Decrease) in Compensated Absences	1,752	(67,401)
Net Cash (Used) by and Related Financing Activities	<u>(383,675)</u>	<u>(244,916)</u>
Cash Flow From Investing Activities		
Interest Income	17,202	26,082
Purchase of Investments	(1,200,444)	-
Net Cash (Used) Provided by Investing Activities	<u>(1,183,242)</u>	<u>26,082</u>
Net (Decrease) Increase in Cash and Cash Equivalents	(1,363,164)	(24,928)
Beginning Cash	<u>5,395,607</u>	<u>5,420,535</u>
Ending Cash	<u>\$ 4,032,443</u>	<u>\$ 5,395,607</u>
Reconciliation of Operating Income to Net Cash		
Provided by Operating Activities		
Excess of Revenue Over Expenses	\$ (1,317,859)	\$ (326,841)
Adjustments to reconcile excess revenue over expenses to net cash provided by operating activities:		
Depreciation Expense - net of adjustments	999,629	1,054,060
(Increase) Decrease in:		
Accounts Receivables	1,012	6,305
Prepaid Expenses	-	-
Increase (Decrease) in:		
Accounts Payable	546,565	(69,644)
Accrued Liabilities	(283)	(7,974)
Other Current Liabilities	(41,796)	45,308
Deferred Revenue	158	(499,166)
Non Current Liabilities	16,327	(8,142)
Net Cash Provided by Operating Activities	<u>\$ 203,753</u>	<u>\$ 193,906</u>
Interest expense paid during the year	<u>\$ 332,606</u>	<u>\$ 349,313</u>

See accompanying notes to the financial statements.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 1 - SUMMARY OF ORGANIZATION, ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

1. Organization - The Authority is a non-profit corporation which was organized under the laws public corporation created under federal and state housing laws as defined by State statute (N.J., S.A. 4A: 12A-1, et. Seq. the Housing Authority Act) for the purpose of engaging in the development, acquisition and administrative activities of the low-income housing program and other programs with similar objectives for low and moderate income families residing in the County of Morris in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD).

The Authority is governed by a Board of Commissioners which is essentially autonomous but is responsible to the U.S. Department of Housing and Urban Development and the State of New Jersey Department of Community Affairs. An Executive Director is appointed by the Housing Authority's Board to manage the day-to-day operations of the Authority.

Operating and modernization subsidies are provided to the Authority by the federal government.

The financial statements include all the accounts of the Authority. The Authority is the lowest level of government over which the Authority's Board of Commissioners and Executive Director exercise oversight responsibility. The Authority is not included in any governmental "reporting entity" since its board members; while they are appointed primarily by the Board of Chosen Freeholders of Morris County, the Board of Commissioners have decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary responsibility for accounting and fiscal matters. The Authority has also concluded that it is excluded from the County of Morris reporting entity.

Based on the following criteria, the Authority has not identified any entities which should be subject to evaluation for inclusion in the Authority's reporting entity. The criteria for including or excluding a component unit relationship as set forth in Section 2100 of GASB's Codification of governmental Accounting and Financial Reporting Standards, include whether:

- A. The organization is legally separate.
- B. The primary government holds the corporate powers of the organization.
- C. The primary government appoints a voting majority of the organization's board.
- D. The primary government is able to impose its will on the organization.
- E. There is calendar dependency by the organization on the primary government.
- F. The organization has potential to impose a financial benefit or burden on the primary government.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

2. Significant Accounting Policies

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accompanying financial statements are presented in conformity with accounting principles generally accepted in the United States of America for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and other authoritative sources. The Authority has determined that the applicable measurement focus (flow of economic resources) and accounting basis (accrual) is similar to that of a commercial enterprise. As such, the use of proprietary funds best reflects the activities of the Authority. Entities using this method observe all Financial Accounting Standards Board (FASB) Statements and Interpretations in the preparation of financial statements, unless the GASB has specifically addressed the accounting issue in one of its own pronouncements. GASB-20-“Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting” addresses the applicability of the various FASB’s, and allows several options in the use of the FASB’s. The Authority has elected to use Alternative 2 of GASB-20 which states that “a proprietary activity may also apply all FASB Statements and Interpretations issued after November 30, 1989, except for those that conflict with or contradict GASB pronouncements”. Also, the Authority has elected to not follow FASB-106, FASB-112, and FASB-132, which all deal with pension reporting. Instead, the Authority follows GASB-45-“Accounting for Pensions by State and Local Governmental Employers.”

New Accounting Standards Adopted

Statement No. 45 of the Government Accounting Standards Board (“GASB 45”) *Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pension* was issued in June 2004. This Statement requires the Authority to account for its “other postemployment benefits” (OPEB) in essentially the same way as it accounts for pension benefits. OPEB include medical, prescription drug, dental, vision, life insurance and disability benefits provided to retirees and certain terminated employees.

A. Basis of Accounting –

The financial statements of the Authority are prepared under the accrual basis of accounting in order to recognize the flow of economic resources. Under the accrual basis of accounting, transactions are recognized when they occur, regardless of when cash is received or disbursed. Revenues and expenses are recognized on the accrual basis, with revenues recognized in the accounting period in which they are earned and become measurable, and expenses recognized in the period incurred, if measurable. Operating revenue and expenses consist of those revenue and expenses that result from ongoing principal operations of the Authority. Non-operating revenue and expenses consist of those revenues and expenses that are related to financing and investing activities and result from non exchange transactions or ancillary activities.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

2. A - Basis of Accounting – Continued

All assets, liabilities, net assets, revenue, and expenses are accounting for through a single enterprise fund for the primary government.

The major sources of revenue are tenants dwelling rentals, HUD operating subsidy, capital grants, and other revenue.

HUD's rent subsidy program provides housing to low income families so that they are able to lease "decent, safe, and sanitary" housing for specific eligible tenants. The rent paid by the tenant is a percentage of tenant gross income subject to a \$50 minimum; it cannot exceed the greater of the following amount

- (a) 30% of the family's adjusted monthly income,
- (b) 10% of the family's monthly income, or
- (c) Housing Authority of the County of Morris's flat rent amount.

Tenants dwelling rental charges are determined and billed monthly and are recognized as revenue when assessed because they are measurable and are collectible within the current period. The amounts not received by December 31, are considered to be accounts receivable and any amounts received for subsequent period are recorded as deferred revenue.

HUD operating, capital grants which finance capital and current operations are susceptible to accrual and recognized during the year earned in accordance with applicable HUD program guidelines. The Capital Fund Grant program of the Authority is entitled to receive advances as expenditures are incurred.

HUD Section 8 Housing Choice Voucher Assistance Program receives from HUD an Annual Budget Amount (ABA) during the year in accordance with applicable HUD program guidelines. As of January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of HAP's that are not utilized are not returned to HUD, but become part of the undesignated fund balance and may only be used to assist additional families up to the number of units under contract. In November 2007, HUD amended this notice and stated that HAP equity account is restricted. The Authority followed HUD direction and transfer the excess funds from unrestricted to restricted net assets during the year. Administrative fee paid by HUD to the Authority in excess of administrative expenses are a part of the undesignated fund balance and are considered to be administrative fee reserves.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

2. A - Basis of Accounting – Continued

Other revenue is income composed primarily of miscellaneous services fees and residents late charges. The revenue is recorded as earned since it is measurable and available.

Non-operating revenue and expenses consist of those revenues and expenses that are related to financing and investing activities and result from non exchange transactions or ancillary activities.

B. Report Presentation –

The financial statements included in this report were prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America. In accordance with GASB Statement No. 34, the report includes Management's Discussion and Analysis. The Authority has implemented the general provisions of GASB Statement No. 34.

Also the Authority adopted the provisions of Statement No. 37 "Basic Financial Statement and Management's Discussion and Analysis for State and Local Governments" and Statement No.38 "Certain Financial Statement Note Disclosures" which supplements GASB Statement No. 34.

GASB Statement No. 34 established standards for external financial reporting for all State and Local Governments entities that includes a statement of net assets, a statement of revenue, expenses, and changes in net assets, and a statement of cash flow.

GASB Statement No. 34 requires the classification of net assets into three components, Investment in Capital Assets, Net of Related Debt Restricted Net Assets, and Unrestricted Net Assets.

Net Assets Invested in Capital Assets Net of Related Debt.

The net assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of debt issued to finance the acquisition, improvement, or construction of those assets.

Restricted Net Assets.

The net assets less that are subject to constraints on their use by creditors, grantors, contributors, legislation, or other governmental laws or regulations. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as they are needed, or when an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the Authority's policy is to apply restricted net assets first.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

2. B - Report Presentation – Continued

Unrestricted Net Assets.

The net assets consist of net assets that do not meet the definition of Restricted Net Assets or Invested in Capital Assets, Net of Related Debt.

The adoptions of Statement No. 34, Statement No. 37, and Statement No. 38 have no significant effect on the financial statements except, for the classification of net assets in accordance with Statement No. 34.

The Enterprise Fund is used for activities which are financed and operated in a manner similar to a private business enterprise where the intent is that the costs (expenses, including depreciation) of providing goods or services to its clients on a continuing basis be financed or recovered primarily through user charges or operating subsidies.

The federally funded programs administered by the Authority are detailed in the Financial Data Schedule and the Schedule of Expenditures of Federal Award's, both are which included as Supplemental information.

Other accounting policies are as follows

1 – Cash and cash equivalents are stated at cost, which approximates market. Cash and cash equivalents include cash in banks, petty cash and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. Investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.

2 – Collection losses on accounts receivable are charged against an allowance for doubtful accounts.

3 – Buildings and equipment are recorded at cost for all programs and depreciation is computed on the straight line basis.

4 – Repairs funded out of operations, such as painting, roofing and plumbing, are charged against income for all programs.

5 – Operating subsidies received from HUD are recorded as income when earned.

6 – The cost of accumulated unpaid compensated absences, including fringe benefits, is reported in the period earned rather than in the period paid.

7 – Prepaid expenses represent payments made by the Authority in the current year to provide services occurring in the subsequent calendar year.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

Other accounting policies - Continued

8 - The Authority has elected not to apply to its proprietary activities Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins of the Committee of accounting Procedure issued after November 30, 1989.

9 – The Authority does not have any infrastructure assets for its Enterprise Fund.

10 – Inter-fund receivable and payables arise from inter-fund transactions and are recorded by all funds in the period in which the transactions are executed.

11- Certain conditions may exist as of the date the financial statements are issued, which may result in a loss to the Authority but which will only be resolved when one or more future events occur or fail to occur. The Authority's management and its legal counsel assess such contingent liabilities, and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Authority or unasserted claims that may result in such proceedings, the Authority's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. If the assessment of a contingency indicates that it is probable that a material loss has been incurred and the amount of the liability can be estimated, then the estimated liability would be accrued in the Authority's financial statements. If the assessment indicates that a potentially material loss contingency is not probable but is reasonably possible, or is probable but cannot be estimated, then the nature of the contingent liability, together with an estimate of the range of possible loss if determinable and material, would be disclosed. Loss contingencies considered remote are generally not disclosed unless they involve guarantees, in which case the nature of the guarantee would be disclosed.

12- Costs related to environmental remediation are charged to expense. Other environmental costs are also charged to expense unless they increase the value of the property and/or provide future economic benefits, in which event they are capitalized. Liabilities are recognized when the expenditures are considered probable and can be reasonably estimated. Measurement of liabilities is based on currently enacted laws and regulations, existing technology, and undiscounted site-specific costs. Generally, such recognition coincides with the Authority's commitment to a formal plan of action.

13- When expenses are incurred where both restricted and unrestricted net assets are available the Authority will first use the restricted funds until they are exhausted and then the unrestricted net assets will be used.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

C. Budgetary and Policy Control -

The Authority submits its annual operating and capital budgets to the State of New Jersey Department of Community Affairs in accordance with New Jersey statute. After the New Jersey Department of Community Affairs approves the budget, it is formally adopted by resolution of the Housing Authority's Board of Commissioners. Once adopted, the Board of Commissioners may amend the legally adopted budget when unexpected modifications are required in estimated revenues and expenses. Each fund's budget is prepared on a detailed line item basis.

Revenues are budgeted by source and expenditures are budgeted by expense classification within each revenue source.

Budgetary Comparison under GASB No. 34, budgetary comparison information is required to be presented for the Low Rent Housing Program and the Housing Choice Voucher Program which the Board of Commissions has legally adopted the budget during the year. The budgetary comparison schedules have been provided for these programs to demonstrate compliance with the budgets. The comparison of actual results to the Authority's for the Low Income Public Housing Program found on page 48 the Section Eight Housing Choice Voucher Program on page 49.

2. Activities - The only programs or activities administered by the Authority were:

Program	CFDA #	Project #	Units Authorized
<u>Public Housing</u>			
Low Rent Housing	14.850	NJ92-1,2,3,5,7	304
Capital Fund	14.872	NJ92	N/A
Formula Capital Fund Stimulus	14.885	NJ92	N/A
<u>Section 8</u>			
Housing Choice Vouchers	14.871	NJ39-VO92	634
N/C S/R Program	14.182	NJ39-SRO-92	100
<u>RD Programs</u>			
1- Management	10.427	35-14-22600-2462	101
2- Management	10.427	35-14-22600-2462	19

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

3. Activities – Continued

Rural Development (RD) Programs:

The RD programs consist of two projects. The Morris Mews (N/C S/R) project has 101 rental units which receives HAP Subsidy from HUD. The other project is known as Congregate Housing Program which receives Rental Subsidy. HUD and RD provides annual funding to enable the Authority to structure a lease that sets the participants' rent at approximately 30% of household income subject to certain restrictions.

- 1.) Project receives a HAP Subsidy from HUD. The project is referred to as Morris Mews.
- 2.) The Project receives a Rental Subsidy. The Project is referred to as the Congregate Housing Project since it includes space for a Congregate Housing Program.

State - Congregate Housing Services Program

The Congregate Housing Services Program offers grants to States, to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing.

CDBG Program

CDBG Program award grants for development units of local Housing Authorities to carry out development activities for the community.

4. Taxes - Under federal, state, and local law, the Authority's program are exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the low-income housing program in accordance with the provision of a Cooperation Agreement. Under the Cooperation Agreement, the Authority must pay the municipality the lesser of 10% of its net shelter rent or the approximate full real property taxes.

5. Grants - The Authority receives reimbursement from various grantors for the cost of sponsored projects, including administrative cost. Grant revenues are recognized as income when earned. Grant expenditures are recognized on the accrual basis.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

- 6. Board of Commissioners** - The criteria used in determining the scope of the entity for financial reporting purposes are as follows:
1. The ability of the Board to exercise supervision of a component unit's financial independence.
 2. The Board's governing authority extends to financial decision making authority and is held primarily accountable for decisions.
 3. The Board appoints the management of the Authority who is responsible for the day-to-day operations and this management are directly accountable to the Board.
 4. The ability of the Board to significantly influence operations through budgetary approvals, signing and authorizing contracts, exercising control over facilities, and approving the hiring or retention of key managerial personnel.
 5. The ability of the Board to have absolute authority over all funds of the Authority and have accountability in calendar matters.

NOTE 2 – ESTIMATES

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenue and expenses during the period reported. These estimates include assessing the collectibility of accounts receivable, the use, and recoverability of inventory, and the useful lives and impairment of tangible and intangible assets, among others. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 3 - PENSION PLAN

The Authority participates in the Public Employees Retirement System (PERS), a cost-sharing multiple employer defined benefit pension plan administered by the Division of Pensions within the Department of Treasury, State of New Jersey. It is a cost sharing, multiple-employer defined benefit pension plan. The PERS was established on January 1, 1955 under the provisions of N.J.S.A. 43:15A. to provide coverage, including post-retirement health care, for substantially all full time employees of the state, its counties, municipalities, school districts or public agencies, provided the employee is not a member of another state administered retirement system. Membership is mandatory for such employees.

The State of New Jersey, Department of Treasury, Division of Pensions and Benefits, issued publicly available financial reports that include the financial statements and required supplementary information for PERS. The financial reports may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0925.

Funding Policy

The contribution policy is set by N.J.S.A. 43:15A, Chapter 62, P.L. of 1994 and Chapter 115, P.L. of 1998, and requires contributions by active members and contributing employers. Plan member and employer contributions may be amended by State of New Jersey legislation. Employer's contributions are actuarially determined annually by the Division of Pensions. Employee contributions are currently 5% of base wages. The annual employer contribution includes funding for basic retirement allowances, cost-of-living adjustments, the cost of medical premiums after retirement for qualified retirees, and noncontributory death benefits. The Authority's contribution for 2011 and 2010 amounted to \$136,451 and \$112,185.

Post Employment Retirement Benefits

The Authority also provides post employment health care benefits and life insurance to all eligible retirees. Eligibility requires that employees be 55 years or older with at least 25 years of service.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 4 – CASH, CASH EQUIVALENTS

The Authority's cash, cash equivalents are stated at cost, which approximates market. Cash, cash equivalents and investment includes cash in banks, petty cash and a money market checking account and certificates of deposit, and other investments with original maturities of less than three months from the date of purchase. For the statement of cash flows, cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less at time of purchase. It is the Authority's policy to maintain collateralization in accordance with the State of New Jersey and HUD requirements.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificates of Deposit or any other federally insured investment. HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority. These funds at various banks are collateral pledge under the New Jersey Government Code of the Banking Law.

The New Jersey Government Code requires New Jersey banks and savings and loan associations to be covered by the Governmental Unit Deposit Protection Act of the State of New Jersey, which requires the institution to pool collateral for all governmental deposits and have the collateral held by an approved custodian in the institution's name.

This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. The market value of the pledged securities must equal at least 110% of the Authority's deposits.

Cash and cash equivalents at December 31, 2011 and 2010 were \$4,032,443 and \$5,395,607, and investments of \$1,200,444 and \$-0- respectively, which were either insured or collateralized with securities held by the pledging financial institutions in the Authority's name as discussed below.

	December-11	December-10
PNC Bank	887,036	2,054,320
The Provident Bank	1,041,431	2,939,633
Bank of America	401,121	400,599
Valley National	500	-
TD Bank	-	963
Wells Fargo	92	92
Union Center Bank	2,902,707	-
Total	<u>\$ 5,232,887</u>	<u>\$ 5,395,607</u>

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 4 – CASH, CASH EQUIVALENTS - CONTINUED

The Authority's checking accounts are categorized to give indication of the level of credit risk assumed by the Authority. Custodial credit risk is the risk in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does have a deposit policy for custodial credit risk. The custodial credit risk categories are described as follows:

<u>Depository Accounts</u>	<u>Bank Balances</u>	
	<u>December-11</u>	<u>December-10</u>
Insured	\$ 1,000,592	\$ 751,055
Collateralized held by pledging bank's trust department in the Authority's name	4,232,295	4,644,552
Total	<u>\$ 5,232,887</u>	<u>\$ 5,395,607</u>

NOTE 5 – TENANT SECURITY DEPOSIT

The Authority has restricted cash in the amount of \$176,409 at December 31, 2011 and \$174,147 for 2010, for tenant security deposits, which was accounted for in cash and cash equivalents in Note 4. This amount is held as security deposits for the tenants of the Low Income Housing in an interest bearing account at the Provident Bank.

NOTE 6 – RESTRICTED CASH

The Authority has total restricted cash at December 31, 2011 and 2010 in the amount of \$1,302,005 and \$1,424,007, respectively, which was accounted for in Note 4 and consists of the following:

	<u>December-11</u>	<u>December-10</u>
HAP Reserve	\$ 671,486	\$ 817,550
FSS Participants	100,900	84,573
Rural Housing Reserve	529,618	521,792
Capital Fund Leveraging	-	92
Total	<u>\$ 1,302,004</u>	<u>\$ 1,424,007</u>

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 7 - ACCOUNTS RECEIVABLE

Accounts Receivable at December 31, 2011 and 2010 consisted of the following:

	December-11	December-10
Tenants Accounts Receivable - Present	\$ 18,755	\$ 17,855
Tenants Accounts Receivable - Vacated	2,492	4,557
Total Tenants Accounts Receivable	21,247	22,412
Less Allowance for Doubtful Accounts	(7,492)	(6,752)
Net Tenants Accounts Receivable	13,755	15,660
Accounts Receivable - Tenants Fraud Recovery	16,514	16,514
Less Allowance for Doubtful Accounts	(16,514)	(16,514)
Net Accounts Receivable - Fraud Recovery	-	-
Accounts Receivable - State of New Jersey	7,322	20,532
Accounts Receivable - Local Government Agencies	29,209	33,183
Accounts Receivable - HUD	28,077	10,000
Total Other Receivables	64,608	63,715
Total	\$ 78,363	\$ 79,375

The Housing Authority of the County of Morris carries its accounts receivable at cost less an allowance for doubtful accounts. On a periodic basis, the Authority evaluates its accounts receivable and establishes an allowance for doubtful accounts based on history of past write off's, collections, and current credit conditions. Accounts are written off as uncollectible when management determines that a sufficient period of time has elapsed without receiving payment and the individual do not exhibit the ability to meet their obligations.

NOTE 8 - PREPAID EXPENSES

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items. All purchases of insurance premiums are written off on a monthly basis. Acquisition of materials and supplies are accounted for on the consumption method, that is, the expenses are charged when the items are consumed. Prepaid expenses at December 31, 2011 and 2010 consisted of prepaid sewer fees in the amount of \$14,407 and \$14,407, respectively.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 9 – INTERFUND ACTIVITY

Interfund activity is reported as short term loans, services provided during the course of operations, reimbursements, or transfers. Short term loans are reported as interfund short term receivables and payable as appropriate. The amounts between the various programs administered by the Authority at December 31, 2011 are detailed on the Financial Data Schedule of this report. Interfund receivables and payables between funds are eliminated in the Statement of Net Assets.

NOTE 10 - FIXED ASSETS

Fixed assets consist primarily of expenditures to acquire, construct, place in operations, and improve the facilities of the Authority and are stated by an appraisal value.

Expenditures for repairs, maintenance and minor renewals are charged against income in the year they are incurred. Major renewals and betterment are capitalized.

Expenditures are capitalized when they meet the Capitalization Policy requirements. Under the policy, assets purchased or constructed at a cost not exceeding \$500 are expensed when incurred.

Donated fixed assets are stated at their fair value on the date donated. Depreciation is provided using the straight line method over the estimated useful lives of the assets.

1. Building and Structure	40 years
2. Office Improvements	7 years
3. Site Improvements	15 years
4. Building Components	15 years
5. Office Equipment	5 years

The Housing Authority of the County of Morris has given consideration to the Statement of Financial Accounting Standards No. 144, Accounting for the Impairment or Disposal of Long-Lived Assets, (SFAS No. 144) in the preparation of these financial statements.

The carrying value of long-live assets in accordance with SFAS No. 144, when indications of an impairment are present, the recoverability of the carrying value of the asset in question are assessed based on the future undiscounted cash flow expected to result from their use. If the carrying value cannot be recovered, impairment losses would be recognized to the extent the carrying value exceeds fair value. The Authority has not recognized any impairment in the carry value of its fixed assets at December 31, 2011.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 10 - FIXED ASSETS - CONTINUED

Below is a schedule of changes in fixed assets for the twelve months ending December 31, 2010 and 2011:

	December-10	Additions	Disposal	Transfer	December-11
Land	\$ 1,735,369	\$ -	\$ -	\$ -	\$ 1,735,369
Building	35,892,843	262,797	-	-	36,155,640
Furniture, Equipment - Dwelling	689,137	5,974	(1,295)	-	693,816
Furniture, Equipment - Administration	505,836	48,623	-	-	554,459
Construction in Process	1,198,256	693,095	-	-	1,891,351
Total Fixed Assets	40,021,441	1,010,489	(1,295)	-	41,030,635
Accumulated Depreciation	(15,838,558)	(1,000,924)	1,295	-	(16,838,187)
Net Book Value	\$ 24,182,883	\$ 9,565	\$ -	\$ -	\$ 24,192,448

	December-09	Additions	Disposal	Transfer	December-10
Land	\$ 1,735,369	\$ -	\$ -	\$ -	\$ 1,735,369
Building	34,830,657	27,570	-	1,034,616	35,892,843
Furniture, Equipment - Dwelling	682,421	6,716	-	-	689,137
Furniture, Equipment - Administration	502,042	3,794	-	-	505,836
Construction in Process	1,634,672	598,200	-	(1,034,616)	1,198,256
Total Fixed Assets	39,385,161	636,280	-	-	40,021,441
Accumulated Depreciation	(14,784,498)	(1,054,060)	-	-	(15,838,558)
Net Book Value	\$ 24,600,663	\$ (417,780)	\$ -	\$ -	\$ 24,182,883

NOTE 11- GRANTS RECEIVABLE - NON CURRENT

The Authority participated on August 2, 2007 with other New Jersey Housing Authorities in the issuance of \$18,585,000 in Series 2007 HMFA Bonds. The Authority portion of the Series 2007 HMFA Bonds is \$500,000. The Authority received a net amount of \$474,137. The funds received were deposited with the Wells Fargo Bank which is acting as the Trustee. All funds must be expended within a four year period. The Trustee must receive copies of all invoices prior to release of funds. The Trustee may only draw funds from HUD E-LOCCS for repayment of debt and related interest. The amount of HUD future CFP State Leveraging Program funds receivable at December 31, 2011 is as follows:

	December-11	December-10
HUD CFP Future Funds Receivable	\$ 188,649	\$ 198,649
Less: Current Receivable	(10,000)	(10,000)
Net of Current Receivable	\$ 178,649	\$ 188,649

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 12- OTHER ASSETS - NON CURRENT

During 2007, the Authority entered into a Capital Fund leveraging pool and incurred underwrites cost at the closing with the Capital Program Revenue Bonds. The leveraging cost is recorded as other assets and amortized over the life of the bond using the straight line method.

	December-11	December-10
Capital Fund Leveraging - Underwriter's Cost	\$ 25,862	\$ 25,862
Less Amortization - Underwriter's Cost	(5,173)	(3,879)
Net Book Value - Underwriter's Cost	<u>\$ 20,689</u>	<u>\$ 21,983</u>

NOTE 13 - ACCOUNTS PAYABLE

The Authority reported accounts payable on its balance sheet as of December 31, 2011 and 2010. Accounts payable vendors are amount owing to creditors or generally on open accounts, as a result of delivered goods and completed services. Accounts payable at December 31, 2011 and 2010 consist of the following:

	December-11	December-10
Accounts Payable Vendors	\$ 963,256	\$ 417,083
Accounts Payable - P.I.L.O.T.	93,420	93,028
Total Accounts Payable	<u>\$ 1,056,676</u>	<u>\$ 510,111</u>

NOTE 14 - ACCOUNTS PAYABLE - OTHER GOVERNMENT (PILOT PAYABLE)

Under Federal, State and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make a payment in lieu of taxes (PILOT) for the PHA Owned Program in accordance with the provisions of its Cooperation Agreement with the County of Morris. Under the Cooperation Agreements, the Authority must pay the municipality the littlest of 10% of its net shelter rent or the approximate full real property taxes. The total amount of PILOT payable at December 31, 2011 is \$93,420, consisting of unpaid PILOT expense:

	December-11	December-10
Balance Beginning of Year	\$ 93,028	\$ 91,062
P.I.L.O.T. Accrued	93,420	93,028
Less Payments Made	(93,028)	(91,062)
Total P.I.L.O.T. Payable	<u>\$ 93,420</u>	<u>\$ 93,028</u>

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 15 – ACCRUED EXPENSES

The Authority reported accrued expenses on its balance sheet. Accrued expenses are liabilities covering expenses incurred on or before December 31, and are payable at some future date. Accrued liabilities at December 31, 2011 and 2010 consist of the following:

	December-11	December-10
Accrued Interest Payable	\$ 27,523	\$ 28,001
Compensated Absences - Current Portion	16,650	16,455
Total Accrued Liabilities	<u>\$ 44,173</u>	<u>\$ 44,456</u>

NOTE 16 – ACCRUED COMPENSATED ABSENCES

Compensated absences are those for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that is not contingent on a specific event that is outside the control of the Authority will be accounted for in the period in which such services were rendered.

Employees may only accumulate vacation leave with the approval of the Executive Director. Unused sick leave may be carried to future periods and used in the event of extended illness. Employees may be compensated for accumulated vacation and sick leave in the event of retirement or termination from service based on the current provisions outlined in the union contract.

The Authority has determined that the potential liability for accumulated vacation and sick time is as follows:

	December-11	December-10
Accumulated Sick Time	\$ 29,052	\$ 40,288
Accumulated Vacation Time	112,956	100,060
Accrued Payroll Taxes	24,486	24,199
Total	<u>166,494</u>	<u>164,547</u>
Compensated Absences - Current Portion	<u>(16,650)</u>	<u>(16,455)</u>
Total Compensated Absences - Noncurrent	<u>\$ 149,844</u>	<u>\$ 148,092</u>

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 17 – DEFERRED REVENUE

The Authority reported deferred revenues on its balance sheet. Deferred revenues arise when resources are received by the Authority before it has legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when the Authority has a legal claim to the resources, the liability for deferred revenue is removed from the balance sheet and the revenue is recognized. The deferred revenue for December 31, 2011 and 2010 is \$1,970 and \$1,812 and consisted of prepaid rents.

NOTE 18 – NON CURRENT LIABILITY - FSS ESCROW PAYABLE

The Authority under the Section 8 Housing Choice Voucher program is administering a Family Self-Sufficiency (FSS) program. An interest-bearing FSS escrow account is established by the PHA for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account by the PHA during the term of the FSS contract. The PHA may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education.

If the family completes the contract and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the family. If the PHA terminates the FSS contract, or if the family fails to complete the contract before its expiration, the family's FSS escrow funds are forfeited. The bank account balance at December 31, 2011 is \$100,900 and \$84,573 for 2010.

NOTE 19 – LONG TERM DEBT

At December 31, 1999, the Authority's Long Term Debt (guaranteed by HUD), in accordance with HUD's GAAP Conversion Guide, the Long Term Debt and related debt service accounts were written off.

GASB Interpretation No. 2, "Disclosure of Conduit Debt Obligations," provided guidance as to the proper GAAP treatment of this HUD-guaranteed debt. The debt transactions between the Authority and HUD are similar to conduit debt obligations, which are "certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by the state or local governmental entity for the express purpose of providing capital financing for a specific third party that is not a part of the issuer" financial reporting entity.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 19 – LONG TERM DEBT - CONTINUED

The transaction between the Authority and HUD is similar to HUD giving funds to the Authority to operate and the funds are a capital contribution. HUD has essentially made an investment in the Authority. Therefore, the liability was reclassified as a capital contribution. Since HUD is paying the obligations directly, the outstanding Long Term Debt balance at December 31, 2011 could not be readily determined.

The Authority has three (3) loans outstanding at December 31, 2011. The details are as follows:

	Non-Current Portion	Current Portion	Total Loan Outstanding
Morris Mews Project	\$ 3,094,053	\$ 69,785	\$ 3,163,838
Congregate Housing Project	609,917	9,314	619,231
Capital Fund Bond Leveraging	190,000	10,000	200,000
Total	<u>\$ 3,893,970</u>	<u>\$ 89,099</u>	<u>\$ 3,983,069</u>

NOTE 20 – LONG TERM DEBT- RURAL DEVELOPMENT

A – Morris Mews Project (N/C S/R Section 8 Programs)

Fixed liabilities on the Morris Mews Project represent a loan from RD in the original amount of \$3,716,803, at an interest rate of nine percent (9%). The loan is to be repaid over fifty years with monthly payments of \$23,817, later revised to \$29,308, which began October 1, 1981, and is collateralized by the buildings and their contents, along with all accounts receivable and bank accounts of the Morris Mews Project. The balance outstanding at December 31, 2011 was \$3,163,838 and is current.

The debt service requirement, as to principal reduction of the mortgage, is as follows:

Year	Principal	Interest	Total Payment
2012	69,785	281,913	351,698
2013	76,331	275,367	351,698
2014	83,491	267,207	350,698
2015	91,323	260,375	351,698
2016	99,890	251,808	351,698
Subtotal	420,820	1,336,670	1,757,490
2017-2021	658,871	1,099,619	1,758,490
2022-2026	1,031,582	726,909	1,758,491
2027-2030	1,052,565	178,377	1,230,942
Total	<u>\$ 3,163,838</u>	<u>\$ 3,341,575</u>	<u>\$ 6,505,413</u>

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 21 – LONG TERM DEBT- CONGREGATE HOUSING PROGRAM

B- Congregate Housing Program (Rural Rental Assistance Payments)

Fixed Liabilities in the Congregate Housing Program represent a loan from RD in the original amount of \$700,000 and capitalized interest of \$1,974 for a total mortgage of \$701,974, at an interest of 7.25% for 40 years. RD provides an interest subsidy and the Authority's monthly payment is \$1,778, and is collateralized by the buildings and their contents, along with all accounts receivable and bank accounts of the Congregate Housing Program. The balance at December 31, 2011 was \$619,231 and is current.

The debt service requirement, as to principal reduction of the mortgage, is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
2012	9,314	44,589	53,903
2013	10,012	43,891	53,903
2014	10,763	43,140	53,903
2015	11,570	42,333	53,903
2016	12,437	41,466	53,903
Subtotal	54,096	215,419	269,515
2017-2021	77,647	191,868	269,515
2022-2026	111,451	158,064	269,515
2027-2031	159,971	109,544	269,515
2032-2036	216,066	39,982	256,048
Total	\$ 619,231	\$ 714,877	\$ 1,334,108

NOTE 22- LONG TERM DEBT – STATE LEVERAGING CAPITAL PROJECT BOND

The Authority participated on August 2, 2007 with other New Jersey Housing Authorities in the issuance of \$18,585,000 in Series 2007 HMFA Bonds. The Authority portion of the Series 2007 HMFA Bonds is \$500,000. The purpose of the Bonds is restricted. The proceeds from the Bonds must be used in the renovations and capital improvements to the Authority assets in the Low Income Housing Program. The Bonds are fully registered in denominations of \$5,000. The term of the Bonds is twenty (20) years expiring on November 1, 2027.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 22 – LONG TERM DEBT – STATE LEVERAGING CAPITAL PROJECT BOND - CONTINUED

The faith and credit of the Housing Authority of the County of Morris was not pledged for payment of principal and interest on the Bonds. Additionally, the Bonds are not an obligation of the State of New Jersey, The United States, or the Housing and Urban Development (HUD). The Bonds are not secured directly or indirectly by any collateral in the Authority Low Income Housing Program.

Interest on the Bonds is payable on May 1 and November 1 commencing on May 1, 2008. The interest is calculated on a basis of three hundred sixty (360) day year of twelve (12) thirty (30) day month.

The Bonds are payable and secured by the Authority Capital Fund Program (CFP), which is subject to the availability of appropriations, and paid to the Authority by HUD.

Under the Bond Agreement, the Authority is required to maintain a Debt Service Reserve Fund located at the Wells Fargo Bank, an amount equal to the debt service reserve fund requirement. If at any time, the amount on deposit in the debt service reserve fund is insufficient to pay the principal and interest when due, the Trustee is authorized to withdraw the amount due from the reserve fund.

The interest paid on the Bonds thru December 31, 2010 was \$55,211 which will be capitalized under construction in process cost. The interest payable for May 1, 2012 is \$4,718 and November 1, 2012 is \$4,517.

The debt requirements as to principal reduction of the mortgages for long term debt until exhausted are as follows:

Year	Principal	Interest	Total Payment
2012	\$ 10,000	\$ 9,235	\$ 19,235
2013	10,000	8,832	18,832
2014	10,000	8,423	18,423
2015	10,000	8,005	18,005
2016	10,000	7,582	17,582
Subtotal	\$ 50,000	\$ 42,077	\$ 92,077
2017-2021	55,000	30,790	85,790
2022-2026	75,000	14,143	89,143
2027	20,000	493	20,493
Total	\$ 200,000	\$ 87,503	\$ 287,503

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 23 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSION

The Authority does not have annual other postemployment benefit (“OPEB”) cost. The Authority elected not to pay for any future retiree benefits other than current pension cost resulting in a zero amount to be reported for the GASB Statement No. 45 obligations.

NOTE 24 – RESTRICTED NET ASSETS

The Authority Restricted Net Assets account balance at December 31, 2011 is \$1,201,104. The detail of the reserve account balances is as follows:

	HCV HAP		Morris	Low Rent	
	Reserve	Congregate	Mews	Leveraging	Total
Balance December 31, 2009	\$ 568,439	\$ 113,799	\$ 399,477	\$ 260,061	\$ 1,341,776
Increase	249,111	7,394	1,122	-	257,627
Decrease During the Year	-	-	-	(39,337)	(39,337)
Balance December 31, 2010	817,550	121,193	400,599	220,724	1,560,066
Increase During the Year	-	7,304	522	-	7,826
Decrease During the Year	(146,064)	-	-	(220,724)	(366,788)
Balance December 31, 2011	\$ 671,486	\$ 128,497	\$ 401,121	\$ -	\$ 1,201,104

Housing Choice Voucher Program - Reserves

Prior to January 1, 2005 excess funds received from the Annual Budget Amount (ABA) by HUD to the Authority for the payment of housing assistance payments (HAP) were returned to HUD at the end of the Authority’s calendar year. In accordance with HUD’s PIH Notice 2006-03, starting January 1, 2005 excess funds disbursed by HUD to the Authority for the payment of HAP’s that are not utilized are not returned to HUD, but become part of the undesignated fund balance and may only be used to assist additional families up to the number of units under contract. In November 2007, HUD amended this notice and stated that HAP equity account is restricted. The Authority followed HUD direction and transfer the excess funds from unrestricted to restricted net assets during the year.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 25 - UNRESTRICTED NET ASSETS

The Authority Unrestricted Net Assets account balance at December 31, 2011 is \$2,790,407. The detail of the account balance is as follows:

	Low Rent PH Reserves	HCV Reserve	Congregate Reserve	Morris Mews Reserves	Total
Balance December 31, 2009	\$ 734,870	\$ 880,738	\$ 65,602	\$ 1,105,862	\$ 2,787,072
Increase During the Year	34,294	77,211	29,655	203,224	344,384
Decrease During the Year	-	-	-	-	-
Balance December 31, 2010	769,164	957,949	95,257	1,309,086	3,131,456
Increase During the Year	311,212	-	-	101,169	412,381
Decrease During the Year	-	(667,333)	(86,097)	-	(753,430)
Balance December 31, 2011	\$ 1,080,376	\$ 290,616	\$ 9,160	\$ 1,410,255	\$ 2,790,407

Housing Choice Voucher Program - Reserves

Administrative fee paid by HUD to the Authority in excess of administrative expenses are part of the undesignated fund balance and are considered to be administrative fee reserves. Administrative fee reserves accumulated prior to January 1, 2005 are subject to all requirements applicable to administrative fee reserves including, but not limited to, 24 CFR 982.155 – i.e. other housing purposes permitted by state and local law. Excess administrative fees earned in 2005 and subsequent years must be used for activities related to the provision of tenant based rental assistance authorized under Section 8 of the United States Housing Act of 1937, including related development activities.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 25 – UNRESTRICTED NET ASSETS

Housing Choice Voucher Program – Reserves – Continued

	Pre 2004 Unrestricted Reserves	Post 2003 Unrestricted Reserves	Total Unrestricted Reserves
Balance 12/31/2003	\$ 678,377	\$ -	\$ 678,377
Net Admin. Fee Operating Income for the year ended 12/31/2004	-	113,853	113,853
Balance 12/31/2004	678,377	113,853	792,230
Net Admin. Fee Operating Income for the year ended 12/31/2005	-	572,358	572,358
Balance 12/31/2005	678,377	686,211	1,364,588
Net Admin. Fee Operating Income for the year ended 12/31/2006	-	710,567	710,567
Balance 12/31/2006	678,377	1,396,778	2,075,155
Net Admin. Fee Operating Income for the year ended 12/31/2007	-	407,945	407,945
Transfer to Restricted	-	(1,531,844)	(1,531,844)
Balance 12/31/2007	678,377	272,879	951,256
Net Admin. Fee Operating Income for the year ended 12/31/2008	-	(24,142)	(24,142)
Balance 12/31/2008	678,377	248,737	927,114
Net Admin. Fee Operating Income for the year ended 12/31/2009	-	14,851	14,851
2009 CUMULATIVE ADJUSTMENT	-	(21,328)	(21,328)
Balance 12/31/2009	678,377	242,260	920,637
Net Admin. Fee Operating Income for the year ended 12/31/2010	-	37,312	37,312
Balance 12/31/2010	678,377	279,572	957,949
Transfer Out	(678,377)	-	(678,377)
Net Admin. Fee Operating Income for the year ended 12/31/2011	-	11,044	11,044
Balance 12/31/2011	\$ -	\$ 290,616	\$ 290,616

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 26 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance. During the year ended December 31, 2011, the Authority's risk management program, in order to deal with the above potential liabilities, purchased various insurance policies for fire, general liability, crime, auto, employee bond, worker's compensation, and public-officials errors omissions. Periodically, but not less than once annually, the Authority conducts a physical inspection of all its buildings for the purpose of determining potential liability issues.

During the year ended December 31, 2011, the Authority did not reduce insurance coverage's from coverage levels in place as of December 31, 2010. No settlements have exceeded coverage levels in place during 2009, 2010, and 2011.

NOTE 27 - ANNUAL CONTRIBUTIONS BY FEDERAL AGENCIES

Pursuant to the Annual Contribution Contract, HUD makes annual debt service contributions to the Authority for each permanently financed project in the amount equal to the debt service on its bonds, plus, if necessary, an amount to fully amortize the Authority's indebtedness represented by permanent notes or project notes. Accrued HUD contributions for the year ended December 31, 2011 were \$ - 0 -.

HUD also contributes an additional operating subsidy approved in the operating budget under the Annual Contribution Contract. Additional operating subsidy contributions for the year ended December 31, 2011 and 2010 were \$613,051 and \$611,292 respectively.

Annual Contributions Contracts for the Section 8 Housing Choice Voucher Program and the N/C S/R Program to provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low income families. The programs provide for such payment with respect to existing and moderately rehabilitated housing covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by the participating family and related administrative expense. The authority is also eligible to receive reimbursement for preliminary expenses prior to lease up. HUD contributions for the Housing Choice Voucher for December 31, 2011 and 2010 were \$5,877,973 and \$6,100,401, respectively, and \$922,199 and \$860,153, respectively, for N/C S/R.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 28 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Authority operations are concentrated in the low income housing real estate market. In addition, the Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules, and regulations are subject to change by an act of congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Total financial support by HUD for the year ending December 31, 2011 and 2010 was \$8,402,565 and \$8,345,783 respectively.

NOTE 29 - CONTINGENCIES

Litigation – At December 31, 2011, the Authority was not involved in any threatened litigation.

Grants Disallowances – The Authority participates in federally assisted grant programs. The programs are subject to compliance audits under the single audit approach. Such audits performed by the federal government could lead to adjustments for disallowed claims, including amounts already collected, and reimbursement by the Authority for expenditures disallowed under the terms of the grant. The Authority's management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

NOTE 30 – PRIOR PERIOD ADJUSTMENT

In January 2010, The Authority adjusted the accrued expenses and recorded expenses that were not recorded in the prior year in the amount of \$34,895.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements December 31, 2011

NOTE 31 – SUPPLEMENTAL INFORMATION – (RD)

- The audit was performed in accordance with Generally Accepted Government Auditing Standards (GAGAS) in the United States of America.
- An evaluation of the system of internal control was performed. See Independent Auditors Report on Internal Controls.
- The Authority's accounting records were adequate with no recommendations for improvements were made.
- The Authority's physical control over assets was adequate.
- The Authority maintained financial compliance with the loan agreement.
- The financial reports included in the audit are in agreement with the Authority's accounting records.
- All financial records are adequate and suitable for examination.
- There were no unsatisfactory conditions disclosed by the audit.
- Deposit funds were in institutions insured by the Federal Government.
- Payments from operating accounts are disclosed and accurately represented.
- Reserve amount is current and there are no encumbrances.
- Tenant security deposit accounts are fully funded and are maintained in separate accounts.
- The Authority is exempt from Federal Income Tax.
- There have been no changes in project ownership. The Housing Authority of the County of Morris certifies that the board is active and maintains oversight of the property.
- The real estate taxes are paid in accordance with state and/or local requirements. There are currently no delinquent taxes.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Notes to Financial Statements

December 31, 2011

NOTE 31 – SUPPLEMENTAL INFORMATION – (RD) – CONTINUED

- The Housing Authority of the County of Morris has maintained proper insurance in accordance with the requirements of 7 CFR 3560.105.
- Insurance and Bonding at December 31, 2011 was:

<u>Type</u>	<u>Coverage</u>	<u>Expiration Date</u>
▪ Fidelity Bond	\$1,000,000	December 31, 2012
▪ Property Insurance	15,000,000	December 31, 2012
▪ Liability Insurance	5,000,000	December 31, 2012
▪ Workman's Comp.	5,000,000	December 31, 2012
- Morris Mews at December 31, 2011 and 2010 had Tenants Accounts Receivable of \$-0- and \$5 respectively. Prepaid Rents of \$71 for 2011 and \$-0- for 2010.
- Congregate Housing Project at December 31, 2011 and 2010 had Tenants Accounts Receivable of \$189 and \$584 respectively. Prepaid Rents at December 31, 2011 and 2010 were \$-0- and \$-0- respectively.
- Morris Mews has a contract with HUD under the Section 8 – New Construction Program. The Contract provides for annual housing assistance payments from HUD as a rental subsidy. The Congregate Housing Program has a contract with RD for Rental subsidy.
- Buildings and equipment are recorded at historical cost. Depreciation is computed by the straight line method on the basis of the useful life of the assets as follows:

▪ Building and Improvements	40 years
▪ Furniture and Fixtures	7 years
▪ Automobile	5 years
- There are no other information that we believe are necessary for full disclosure.

NOTE 32 – SUBSEQUENT EVENTS

Events that occur after the statement of net assets date but before the financial statements were available to be issued, must be evaluated for recognition or disclosed. The effects of subsequent events that provide evidence about conditions that existed after the statement of net assets date required disclosure in the accompanying notes. Management has evaluated the activity of the Authority thru May 10, 2012; the date which the financial statements were available for issue and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2011**

Programs funded by the U.S. Department of Housing
and Urban Development: Subject to Annual Contribution Contract

	<u>CFDA#</u>	<u>Expenditures</u>
<u>PHA Owned Housing</u>		
Low Rent Public Housing	14.850	\$ 613,051
Public Housing Capital Fund Program	14.872	644,852
Resident Opportunity & Supportive Services	14.870	36,102
Formula Capital Fund Stimulus Grant	14.885	105,710
Community Development Block Grant	14.218	27,637
Subtotal		<u>1,427,352</u>
 <u>Rental Assistance Housing Programs</u>		
Housing Choice Vouchers	14.871	5,877,973
Subtotal		<u>5,877,973</u>
 <u>Rural Development Programs</u>		
N/C S/R Section 8 Programs	14.182	922,199
Rural Rental Assistance Payments	10.427	175,041
Subtotal		<u>1,097,240</u>
 Total Awards		<u><u>\$ 8,402,565</u></u>

Note 1. Presentation:

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of Housing Authority of the County of Morris. The information in this schedule is presented in accordance with those requirements of OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

Note 2. Loans Outstanding:

The Housing Authority of the County of Morris had \$3,983,069 as a loan balance outstanding at December 31, 2011. Note 19 presented on page 37 of this report have full disclosure regarding the loan activity for the Housing Authority of the County of Morris.

Note 3. Sub recipients:

Of the federal expenditures presented in the schedule above, The Housing Authority of the County of Morris did not provide federal awards to any sub recipients.

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
BUDGETARY COMPARISON SCHEDULE
LOW RENT PUBLIC HOUSING PROGRAM
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2011

	Actual Results	Budget Approved Amount	Variance to Budget Positive (Negative)
Revenue:			
Tenant Rental Revenue	\$ 1,479,202	\$ 1,521,500	\$ (42,298)
HUD PHA Operating Grants	698,575	572,957	125,618
Other Revenue	93,309	75,500	17,809
Total Revenue	2,271,086	2,169,957	101,129
Operating Expenses:			
Administration:			
Administrative Salaries	389,997	311,949	(78,048)
Audit Fee's	3,375	10,600	7,225
Employee Benefit Contributions	175,437	139,802	(35,635)
Other Operating Administrative Expenses	93,295	96,000	2,705
Total Administrative Expenses	662,104	558,351	(103,753)
Tenant Services:			
Tenant Services Salaries	-	29,109	29,109
Tenant Services Other	3,015	1,000	(2,015)
Total Tenant Services	3,015	30,109	27,094
Utilities:			
Water	95,485	77,615	(17,870)
Electricity	84,549	105,000	20,451
Gas	196,617	285,000	88,383
Labor	76,620	54,019	(22,601)
Employee Benefit Contributions	-	-	-
Other Utilities Cost	61,087	69,000	7,913
Total Utilities	514,358	590,634	76,276
Maintenance:			
Maintenance Labor	145,642	163,551	17,909
Materials	42,520	57,650	15,130
Maintenance Contract Cost	511,151	399,092	(112,059)
Employee Benefit Contributions	52,364	68,918	16,554
Total Maintenance	751,677	689,211	(62,466)
Other Operating Expenses:			
Insurance	112,575	110,000	(2,575)
Payment in Lieu of Taxes	93,420	92,000	(1,420)
Collection Losses	8,430	4,000	(4,430)
Total Other Operating Expenses	214,425	206,000	(3,995)
Total Operating Expenses	2,145,579	2,074,305	(66,844)
Excess Revenue Over Expenses From Operations	125,507	95,652	29,855
Other Income and (Expenses):			
Construction in Progress Purchases	(40,317)	(120,000)	79,683
Interest Income	5,298	10,500	(5,202)
Transfer In	220,724	-	220,724
Total Other Income and (Expenses)	185,705	(109,500)	295,205
Excess Revenue over Expenses	\$ 311,212	\$ (13,848)	\$ 325,060

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
BUDGETARY COMPARISON SCHEDULE
HOUSING CHOICE VOUCHER PROGRAM
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2011**

	Actual Results	Budget Approved Amount	Variance to Budget Positive (Negative)
Revenue - Annual Contribution Required			
Housing Assistance Payments	\$ 5,877,973	\$ 5,783,880	\$ 94,093
Ongoing Administrative Fees Earned	704,201	-	704,201
Other Income	29,462	65,500	(36,038)
Total Revenue	6,611,636	5,849,380	762,256
Operating Expenses:			
Administration:			
Administrative Salaries	340,894	325,872	(15,022)
Audit Fee's	4,000	4,000	-
Employee Benefit Contributions	100,004	100,000	(4)
Other Operating Administrative Expenses	185,011	128,600	(56,411)
Total Administrative Expenses	629,909	558,472	(71,437)
Tenant Services:			
Tenant Services - Salaries	33,000	32,000	(1,000)
Employee Benefit Contributions	9,187	9,333	146
Total Administrative Expenses	42,187	41,333	(854)
Maintenance:			
Maintenance Labor	-	53,252	(53,252)
Employee Benefit Contributions	-	60,000	(60,000)
Total Maintenance	-	113,252	(113,252)
Other Operating Expenses:			
Insurance	11,054	25,500	14,446
Housing Assistance Payments	5,432,420	5,098,680	(333,740)
HAP Portability Payments	610,699	-	(610,699)
Total Other Operating Expenses	6,054,173	5,124,180	(929,993)
Total Operating Expenses	6,726,269	5,837,237	(1,001,430)
Excess Revenue Over Expenses From Operations	(114,633)	12,143	(126,776)
Other Income and (Expenses):			
Investment Income	4,123	5,000	(877)
Transfer Out - Not for Profit	(678,736)	-	(678,736)
Leasehold Improvements Purchases	(24,151)	-	(24,151)
Transfer In - Restricted Reserves	146,064	-	146,064
Total Other Income and (Expenses)	(552,700)	5,000	(557,700)
Excess Revenue over Expenses	\$ (667,333)	\$ 17,143	\$ (684,476)

See accompanying notes to the financial statements.

Morris County Housing Authority (NJ092)
MORRISTOWN, NJ
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2011

	Project Total	14,871 Housing Choice Vouchers	14,182 NIC S/R Section 8 Programs	2 State/Local	10,427 Rural Rental Assistance Payments	14,885 Formula Capital Fund Stimulus Grant	14,218 Community Development Block Grants/Entitlement Grants	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$1,158,213	\$1,079,902	\$296,554		\$19,350				\$2,554,029		\$2,554,029
112 Cash - Restricted - Modernization and Development											
113 Cash - Other Restricted		\$772,986	\$401,121		\$128,498				\$1,302,005		\$1,302,005
114 Cash - Tenant Security Deposits	\$132,691		\$35,486		\$8,232				\$176,409		\$176,409
115 Cash - Restricted for Payment of Current Liabilities											
100 Total Cash	\$1,290,904	\$1,852,268	\$733,161	\$0	\$156,080	\$0	\$0	\$0	\$4,032,443		\$4,032,443
121 Accounts Receivable - PHA Projects											
122 Accounts Receivable - HUD Other Projects	\$15,937			\$12,140					\$28,077		\$28,077
124 Accounts Receivable - Other Government				\$7,322					\$7,322		\$7,322
125 Accounts Receivable - Miscellaneous	\$29,007	\$202							\$29,209		\$29,209
126 Accounts Receivable - Tenants	\$21,058				\$189				\$21,247		\$21,247
126.1 Allowance for Doubtful Accounts - Tenants	-\$7,492				\$0				-\$7,492		-\$7,492
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0					\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current											
128 Fraud Recovery		\$16,514							\$16,514		\$16,514
128.1 Allowance for Doubtful Accounts - Fraud		-\$16,514							-\$16,514		-\$16,514
129 Accrued Interest Receivable											
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$58,510	\$202	\$0	\$19,462	\$189	\$0	\$0	\$0	\$78,353		\$78,353
131 Investments - Unrestricted											
132 Investments - Restricted			\$1,200,444						\$1,200,444		\$1,200,444
135 Investments - Restricted for Payment of Current Liability											
142 Prepaid Expenses and Other Assets			\$12,246		\$2,161				\$14,407		\$14,407
143 Inventories											
143.1 Allowance for Obsolete Inventories											
144 Inter Program Due From											
145 Assets Held for Sale											
150 Total Current Assets	\$1,349,414	\$1,852,490	\$1,945,851	\$19,462	\$158,440	\$0	\$0	\$0	\$5,325,657		\$5,325,657
161 Land	\$1,735,369								\$1,735,369		\$1,735,369
162 Buildings	\$27,393,686		\$6,697,498		\$2,064,456				\$36,155,640		\$36,155,640
163 Furniture, Equipment & Machinery - Dwellings	\$253,201		\$372,345		\$89,565				\$695,111		\$695,111
164 Furniture, Equipment & Machinery - Administration	\$401,540	\$151,624							\$553,164		\$553,164
165 Leasehold Improvements											
166 Accumulated Depreciation	-\$11,917,575	-\$85,382	-\$4,182,708		-\$652,542				-\$16,838,187		-\$16,838,187
167 Construction in Progress	\$1,798,984						\$152,457		\$1,891,351		\$1,891,351
168 Infrastructure		\$66,262	\$2,887,135	\$0	\$1,481,479	\$0	\$152,457	\$0	\$24,192,448		\$24,192,448
160 Total Capital Assets, Net of Accumulated Depreciation	\$19,605,115										
171 Notes, Loans and Mortgages Receivable - Non-Current											
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due											
173 Grants Receivable - Non-Current	\$178,649								\$178,649		\$178,649
174 Other Assets	\$20,689								\$20,689		\$20,689
176 Investments in Joint Ventures											
180 Total Non-Current Assets	\$19,804,453	\$66,262	\$2,887,135	\$0	\$1,481,479	\$0	\$152,457	\$0	\$24,391,786		\$24,391,786

See accompanying notes to the financial statements

Morris County Housing Authority (NJ092)
MORRISTOWN, NJ
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2011

	Project Total	14,871 Housing Choice Vouchers	14,182 NIC SVR Section 8 Programs	2 State/Local	10,427 Rural Rental Assistance Payments	14,985 Formula Capital Fund Stimulus Grant	14,218 Community Development Block Grants/Entitlement Grants	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
190 Total Assets	\$21,153,867	\$1,918,752	\$4,832,986	\$19,462	\$1,639,919	\$0	\$152,457	\$0	\$29,717,443		\$29,717,443
311 Bank Overdraft											
312 Accounts Payable <= 90 Days											
313 Accounts Payable >90 Days Past Due	\$133,902	\$756,743	\$42,392	\$19,462	\$8,757				\$963,256		\$963,256
321 Accrued Wage/Payroll Taxes Payable											
322 Accrued Compensated Absences - Current Portion	\$10,295	\$3,075	\$3,280						\$16,650		\$16,650
324 Accrued Contingency Liability											
325 Accrued Interest Payable			\$23,729		\$3,794				\$27,523		\$27,523
331 Accounts Payable - HUD PHA Programs											
332 Account Payable - PHA Projects											
333 Accounts Payable - Other Government	\$93,420								\$93,420		\$93,420
341 Tenant Security Deposits	\$132,691		\$35,486		\$8,202				\$176,409		\$176,409
342 Deferred Revenues	\$1,899		\$71						\$1,970		\$1,970
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	\$10,000		\$99,785		\$9,314				\$89,099		\$89,099
344 Current Portion of Long-term Debt - Operating Borrowings											
345 Other Current Liabilities	\$3,512								\$3,512		\$3,512
346 Accrued Liabilities - Other											
347 Inter Program - Due To											
348 Loan Liability - Current											
310 Total Current Liabilities	\$385,719	\$761,818	\$174,743	\$19,462	\$30,087	\$0	\$0	\$0	\$1,371,839		\$1,371,839
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$190,000		\$3,094,053		\$909,917				\$3,893,970		\$3,893,970
352 Long-term Debt, Net of Current - Operating Borrowings											
353 Non-current Liabilities - Other		\$100,900							\$100,900		\$100,900
354 Accrued Compensated Absences - Non Current	\$92,857	\$27,670	\$29,517						\$149,844		\$149,844
355 Loan Liability - Non Current											
356 FASB 5 Liabilities											
357 Accrued Pension and OPEB Liabilities											
350 Total Non-Current Liabilities	\$282,657	\$128,570	\$3,123,570	\$0	\$609,917	\$0	\$0	\$0	\$4,144,714		\$4,144,714
300 Total Liabilities	\$668,376	\$890,388	\$3,298,313	\$19,462	\$640,014	\$0	\$0	\$0	\$5,516,553		\$5,516,553
508.1 Invested In Capital Assets, Net of Related Debt	\$19,405,115	\$66,262	\$276,703	\$0	\$862,248		\$152,457		\$20,209,379		\$20,209,379
509.2 Fund Balance Reserved											
511.2 Unreserved, Designated Fund Balance											
511.1 Restricted Net Assets	\$0	\$671,466	\$401,121	\$0	\$128,497				\$1,201,104		\$1,201,104
512.1 Unrestricted Net Assets	\$1,080,376	\$290,616	\$1,410,255	\$0	\$9,160	\$0	\$0	\$0	\$2,790,407		\$2,790,407
512.2 Unreserved, Undesignated Fund Balance											
513 Total Equity/Net Assets	\$20,485,491	\$1,028,364	\$1,534,673	\$0	\$969,905	\$0	\$152,457	\$0	\$24,200,860		\$24,200,860
600 Total Liabilities and Equity/Net Assets	\$21,153,867	\$1,918,752	\$4,832,986	\$19,462	\$1,639,919	\$0	\$152,457	\$0	\$29,717,443		\$29,717,443

See accompanying notes to the financial statements

Morris County Housing Authority (NJ092)
MORRISTOWN, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2011

	Project Total	14,871 Housing Choice Vouchers	14,182 NIC SIR Section 8 Programs	2 State/Local	10,427 Rural Rental Assistance Payments	14,885 Formula Capital Fund Stimulus Grant	14,218 Community Development Block Grants/Entitlement Grants	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,479,202		\$341,576		\$71,080				\$1,891,858		\$1,891,858
70400 Tenant Revenue - Other											
70500 Total Tenant Revenue	\$1,479,202	\$0	\$341,576	\$0	\$71,080	\$0	\$0	\$0	\$1,891,858	\$0	\$1,891,858
70600 HUD PHA Operating Grants	\$668,575	\$5,877,973	\$922,199		\$175,041			\$36,102	\$7,709,890		\$7,709,890
70610 Capital Grants	\$559,328					\$105,710	\$27,637		\$692,675		\$692,675
70710 Management Fee											
70720 Asset Management Fee											
70730 Book Keeping Fee											
70740 Front Line Service Fee											
70750 Other Fees											
70700 Total Fee Revenue									\$0	\$0	\$0
70800 Other Government Grants				\$44,923							
71100 Investment Income - Unrestricted	\$5,288	\$2,308	\$6,617		\$164				\$44,923		\$44,923
71200 Mortgage Interest Income									\$14,587		\$14,587
71300 Proceeds from Disposition of Assets Held for Sale											
71310 Cost of Sale of Assets											
71400 Fraud Recovery		\$29,462									
71500 Other Revenue	\$95,309	\$704,201	\$79,038	\$13,158	\$1,460				\$29,462		\$29,462
71600 Gain or Loss on Sale of Capital Assets									\$891,166		\$891,166
72000 Investment Income - Restricted		\$1,815	\$523		\$277				\$2,615		\$2,615
70000 Total Revenue	\$2,835,712	\$6,615,759	\$1,350,163	\$59,081	\$248,022	\$105,710	\$27,637	\$36,102	\$11,277,176	\$0	\$11,277,176
91100 Administrative Salaries	\$389,997	\$340,894	\$192,510		\$20,591				\$943,992		\$943,992
91200 Auditing Fees	\$3,375	\$4,000	\$2,000		\$375				\$9,750		\$9,750
91300 Management Fee											
91310 Book-keeping Fee											
91400 Advertising and Marketing											
91500 Employee Benefit Contributions - Administrative	\$174,234	\$100,004	\$46,752		\$7,328				\$228,316		\$228,316
91600 Office Expenses	\$9,146	\$66,396							\$75,542		\$75,542
91700 Legal Expense	\$19,961	\$27,784	\$6,061		\$1,380				\$55,208		\$55,208
91800 Travel	\$761	\$2,016							\$2,777		\$2,777
91810 Allocated Overhead											
91900 Other	\$63,427	\$98,805	\$24,616		\$6,253				\$193,101		\$193,101
91000 Total Operating - Administrative	\$660,901	\$628,909	\$271,939	\$0	\$35,935	\$0	\$0	\$0	\$1,596,684	\$0	\$1,596,684
92000 Asset Management Fee											
92100 Tenant Services - Salaries		\$33,000		\$22,711				\$27,072	\$82,783		\$82,783
92200 Relocation Costs											
92300 Employee Benefit Contributions - Tenant Services		\$9,187		\$11,196				\$9,030	\$29,413		\$29,413
92400 Tenant Services - Other	\$3,015			\$24,174					\$27,189		\$27,189
92500 Total Tenant Services	\$3,015	\$42,187	\$0	\$58,081	\$0	\$0	\$0	\$36,102	\$139,385	\$0	\$139,385
93100 Water	\$95,465		\$34,275		\$6,048				\$135,808		\$135,808
93200 Electricity	\$84,549		\$52,100		\$13,518				\$150,167		\$150,167
93300 Gas	\$196,617		\$2,848		\$10,114				\$209,579		\$209,579

See accompanying notes to the financial statements

Morris County Housing Authority (NJ092)
MORRISTOWN, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2011

	Project Total	14.871 Housing Choice Vouchers	14.182 NIC S/R Section 8 Programs	2 State/Local	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	14.218 Community Development Block Grants/Entitlement Grants	14.870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
93400 Fuel											
93500 Labor	\$76,620								\$76,620		\$76,620
93600 Sewer			\$49,217		\$8,685				\$57,902		\$57,902
93700 Employee Benefit Contributions - Utilities											
93800 Other Utilities Expense	\$61,087		\$2,210		\$283				\$63,580		\$63,580
93900 Total Utilities	\$514,358	\$0	\$140,650	\$0	\$38,648	\$0	\$0	\$0	\$693,656	\$0	\$693,656
94100 Ordinary Maintenance and Operations - Labor	\$145,642		\$132,142		\$17,326				\$295,110		\$295,110
94200 Ordinary Maintenance and Operations - Materials and Other	\$42,520		\$19,822		\$3,579				\$65,921		\$65,921
94300 Ordinary Maintenance and Operations Contracts	\$511,151		\$120,426		\$38,222				\$669,799		\$669,799
94500 Employee Benefit Contributions - Ordinary Maintenance	\$52,364		\$38,565		\$6,165				\$97,094		\$97,094
94000 Total Maintenance	\$751,677	\$0	\$310,955	\$0	\$55,282	\$0	\$0	\$0	\$1,127,924	\$0	\$1,127,924
95100 Protective Services - Labor											
95200 Protective Services - Other Contract Costs											
95300 Protective Services - Other											
95500 Employee Benefit Contributions - Protective Services											
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$112,575	\$11,054	\$34,468		\$8,591				\$166,688		\$166,688
96120 Liability Insurance											
96130 Workmen's Compensation											
96140 All Other Insurance											
96100 Total Insurance Premiums	\$112,575	\$11,054	\$34,468	\$0	\$8,591	\$0	\$0	\$0	\$166,688	\$0	\$166,688
96200 Other General Expenses		\$678,377							\$678,377		\$678,377
96210 Compensated Absences	\$1,203	\$359	\$383						\$1,945		\$1,945
96300 Payments in Lieu of Taxes	\$93,420								\$93,420		\$93,420
96400 Bad debt - Tenant Rents	\$8,430								\$8,430		\$8,430
96500 Bad debt - Mortgages											
96600 Bad debt - Other											
96800 Severance Expense											
96900 Total Other General Expenses	\$103,053	\$678,736	\$383	\$0	\$0	\$0	\$0	\$0	\$782,172	\$0	\$782,172
96710 Interest of Mortgage (or Bonds) Payable											
96720 Interest on Notes Payable (Short and Long Term)											
96730 Amortization of Bond Issue Costs											
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$287,420	\$0	\$45,186	\$0	\$0	\$0	\$332,606	\$0	\$332,606
96800 Total Operating Expenses	\$2,145,579	\$1,381,868	\$1,045,815	\$58,061	\$193,652	\$0	\$0	\$36,102	\$4,841,115	\$0	\$4,841,115
97000 Excess of Operating Revenue over Operating Expenses	\$680,133	\$5,253,873	\$304,338	\$0	\$64,370	\$106,710	\$27,637	\$0	\$6,438,061	\$0	\$6,438,061
97100 Extraordinary Maintenance											
97200 Casualty Losses - Non-capitalized											
97300 Housing Assistance Payments		\$5,432,420							\$5,432,420		\$5,432,420
97350 HAP Portability-In		\$610,699							\$610,699		\$610,699

See accompanying notes to the financial statements

Morris County Housing Authority (NJ092)
MORRISTOWN, NJ
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2011

	Project Total	14,871 Housing Choice Vouchers	14,182 NC S/R Section 8 Programs	2 State/Local	10,427 Rural Rental Assistance Payments	14,885 Formula Capital Fund Stimulus Grant	14,218 Community Development Block Grants/Entitlement Grants	14,870 Resident Opportunity and Supportive Services	Subtotal	ELIM	Total
97400 Depreciation Expense	\$782,223	\$10,690	\$163,720		\$44,291				\$1,000,924		\$1,000,924
97500 Fraud Losses											
97600 Capital Outlays - Governmental Funds											
97700 Debt Principal Payment - Governmental Funds											
97800 Dwelling Units Rent Expense	\$2,927,802	\$7,415,695	\$1,209,535	\$58,081	\$237,943	\$0	\$0	\$36,102	\$11,885,158	\$0	\$11,885,158
99000 Total Expenses											
10010 Operating Transfer In	\$76,378								\$76,378	-\$76,378	\$0
10020 Operating Transfer Out	-\$76,378								-\$76,378	\$76,378	\$0
10030 Operating Transfers from/to Primary Government											
10040 Operating Transfers from/to Component Unit											
10050 Proceeds from Notes, Loans and Bonds											
10060 Proceeds from Property Sales											
10070 Extraordinary Items, Net Gain/Loss											
10080 Special Items (Net Gain/Loss)											
10091 Inter Project Excess Cash Transfer In											
10092 Inter Project Excess Cash Transfer Out											
10093 Transfers between Program and Project - In											
10094 Transfers between Project and Program - Out											
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$92,090	-\$799,935	\$140,618	\$0	\$10,079	\$105,710	\$27,637	\$0	-\$607,982	\$0	-\$607,982
11020 Required Annual Debt Principal Payments	\$10,000	\$0	\$63,800	\$0	\$9,314	\$0	\$0	\$0	\$83,114		\$83,114
11030 Beginning Equity	\$20,471,871	\$1,828,300	\$1,394,055	\$0	\$989,826	\$0	\$124,820	\$0	\$24,808,872		\$24,808,872
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$105,710					-\$105,710			\$0		\$0
11050 Changes in Compensated Absence Balance											
11060 Changes in Contingent Liability Balance											
11070 Changes in Unrecognized Pension Transition Liability											
11080 Changes in Special Term/Severance Benefits Liability											
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents											
11100 Changes in Allowance for Doubtful Accounts - Other											
11170 Administrative Fee Equity		\$356,878							\$356,878		\$356,878
11180 Housing Assistance Payments Equity		\$671,486							\$671,486		\$671,486
11190 Unit Months Available	3536	7608	1200		228		0	0	12672		12672
11210 Number of Unit Months Leased	3610	7608	1196		225		0	0	12639		12639
11270 Excess Cash	\$792,241								\$792,241		\$792,241
11610 Land Purchases	\$0								\$0		\$0
11620 Building Purchases	\$0								\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0								\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0								\$0		\$0
11650 Leasehold Improvements Purchases	\$665,037								\$665,037		\$665,037
11660 Infrastructure Purchases											
13510 CFFP Debt Service Payments	\$0								\$0		\$0
13901 Replacement Housing Factor Funds	\$0								\$0		\$0

See accompanying notes to the financial statements

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND GRANT COST
AS OF DECEMBER 31, 2011

	NJ39P092501-07		
	Approved Budget	Actual Cost	Overrun
Management Improvements	10,000	10,000	-
Administration	4,659	4,659	-
Dwelling Structures	332,855	332,855	-
Total	<u>\$ 347,514</u>	<u>\$ 347,514</u>	<u>\$ -</u>
Funds Advanced	\$ 347,514		
Funds Expended	347,514		
Excess of Funds Advanced	<u>\$ -</u>		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Program 501-07 was completed on June 17, 2011.
4. There were no budget overruns noted.

See accompanying notes to the financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF MORRIS
STATEMENT AND CERTIFICATION OF
ACTUAL CAPITAL FUND RECOVERY GRANT COST
AS OF DECEMBER 31, 2011**

	NJ39S092501-09		
	Approved Budget	Actual Cost	Overrun
Fees and Costs	\$ 21,000	\$ 21,000	\$ -
Site Improvements	62,894	62,894	-
Dwelling Structures	395,095	395,095	-
Total	<u>\$ 478,989</u>	<u>\$ 478,989</u>	<u>\$ -</u>
Funds Advanced	\$ 478,989		
Funds Expended	478,989		
Excess of Funds Advanced	<u>\$ -</u>		

1. The distribution of cost by project and account classification accompanying the Actual Capital Fund Cost Certificates submitted to HUD for approval were in agreement with the Authority's records.
2. All Capital Fund cost have been paid and all related liabilities have been discharged through payment.
3. The Capital Fund Recovery Program 501-09 was completed on March 30, 2011.
4. There were no budget overruns noted.

See accompanying notes to the financial statements.



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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENTAL AUDITING STANDARDS
(No Reportable Instances of Noncompliance and No Material Weaknesses)**

Board of Commissioners
Housing Authority of the County of Morris
99 Ketch Road
Morristown, New Jersey 07960

We have audited the financial statements of the Housing Authority of the County of Morris as of and for the fiscal year ended December 31, 2011 and have issued our report thereon dated May 10, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the County of Morris internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis.

A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the County of Morris's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the County of Morris financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the audit committee, management, United States Department of Housing and Development, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Hymanson, Parnes & Giampaolo

Date: May 10, 2012



Hymanson, Parnes & Giampaolo

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**INDEPENDENT AUDITORS REPORT ON COMPLIANCE WITH REQUIREMENTS THAT
COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR
A-133**

**(Unqualified Opinion on Compliance, No Material Weaknesses or Significant
Deficiencies in Internal Control Over Compliance Identified)**

Board of Commissioners
Housing Authority of the County of Morris
99 Ketch Road
Morristown, New Jersey 07960

Compliance

We have audited the compliance of the Housing Authority of the County of Morris with the types of compliance requirements described in the OMB Circular A-133 Compliance Supplement that could have a direct and material effect on each of the Housing Authority of the County of Morris major federal programs for the fiscal year ended December 31, 2011. The Housing Authority of the County of Morris's major federal programs are identified in the summary of the auditors result section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards accepted in the United States of America, the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States, and the U.S. Office of Management and Budgets Circular A-133. Those standards and OMB Circular A-133 required that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the County of Morris's compliance with those requirements and performing such other procedures as we consider necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Housing Authority of the County of Morris complied, in all material respects, with the compliance requirements referred to the above that could have a direct and material effect on each of its major federal program identified in the accompanying schedule of findings and questioned cost for the fiscal year ended December 31, 2011.

Internal Control Over Compliance

The management of the Housing Authority of the County of Morris is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit, we considered the Housing Authority of the County of Morris's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis.

A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be *material weaknesses*, as defined above.

This report is intended solely for the information and use of the audit committee, management, United States Department of Housing and Development, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Hymanson, Parnes & Giampaolo

Date: May 10, 2012

HOUSING AUTHORITY OF THE COUNTY OF MORRIS

Schedule of Findings and Questioned Cost Year Ended December 31, 2011

Prior Audit Findings

None reported

Summary of Auditor's Results

1. The auditor's report expresses an unqualified opinion on the financial statement of Housing Authority of the County of Morris.
2. No significant deficiencies relating to the audit of the financial statements are reported in the REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENTAL AUDITING STANDARDS.
3. No instances of noncompliance material to the financial statements of Housing Authority of the County of Morris were disclosed during the audit.
4. No significant deficiencies relating to the audit of the major federal award programs are reported in the REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133.
5. The auditor's report on compliance for the Housing Choice Voucher Program expresses a Unqualified opinion.
6. No Audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 in this Schedule.
7. The program tested as major program were:
 - a. Housing Choice Voucher Program, CFDA#14.871 with expenditures of \$5,877,973
8. The threshold used for distinguishing between Type A and B programs was \$300,000.
9. Housing Authority of the County of Morris qualify as a low risk auditee.

FINDINGS – FINANCIAL STATEMENT AUDIT

None reported

FINDINGS AND QUESTIONED COST – MAJOR FEDERAL AWARD PROGRAM AUDIT

None reported



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Independent Accountant's Report on Agreed-Upon Procedures

Board of Commissioners
Housing Authority of the County of Morris
99 Ketch Road
Morristown, New Jersey 07960

We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the County of Morris and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents. This agree-upon procedures engagement was performed in accordance with the attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, for the Housing Authority as of and for the fiscal year ended December 31, 2011, and have issued our report thereon dated May 10, 2012. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Financial Data Schedule (FDS) dated December 31, 2011, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the reporting package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority of the County of Morris and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), and is not intended to be and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes.

Hymanson, Parnes & Giampaolo

Date: May 10, 2012

PROCEDURE	UFRS RULE INFORMATION	HARD COPY DOCUMENTS	AGREES	DOES NOT AGREE
1	Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule,all CFDA's	<input checked="" type="radio"/>	<input type="radio"/>
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	<input checked="" type="radio"/>	<input type="radio"/>
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	<input checked="" type="radio"/>	<input type="radio"/>
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	<input checked="" type="radio"/>	<input type="radio"/>
5	General information (data element series G2000,G2100,G2200,G9000,G9100)	OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
6	Financial statement report information (data element G3000-010)	Schedule of Findings and Questioned costs,Part 1 and OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs,Part 1 and OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form*	<input checked="" type="radio"/>	<input type="radio"/>
9	Basic financial statements and auditor's reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	<input checked="" type="radio"/>	<input type="radio"/>

Firm Name **Hymanson Parnes & Giampaolo**

Employer Identification Number **22-3554220**

Date **May 10, 2012**

UII# **#66170**

Contact First Name **Anthony**

Contact Middle Initial **J.**

Contact Last Name **Giampaolo, C.P.A**

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